Town of Collingwood

Official Plan

December 2023
(Modified May 28, 2026)

TOWN OF COLLINGWOOD OFFICIAL PLAN

ADOPTED BY TOWN COUNCIL DECEMBER 11, 2023

APPROVED BY COUNTY OF SIMCOE COUNCIL SEPTEMBER 24, 2024, EXCEPT FOR NON-DECISION 2 AS LABELLED.

THIS DOCUMENT IS A WORKING COPY OF THE OFFICIAL PLAN, AND SUBJECT TO CHANGE, AS FURTHER SCOPING OF THE APPEALS WILL OCCUR THROUGH THE OLT PROCESS, WITH THIS DOCUMENT BEING UPDATED ACCORDINGLY.

THIS IS NOT A LEGAL DOCUMENT AND THE TOWN IS NOT LIABLE OR RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

TABLE 1 - APPEAL SCOPING AND CLARIFICATION (To periodically update the Annotated Working Appeal Copy)

OLT Case Number: OLT-24-001113
Reference Number CW-OP-2301 Report: CCW-2024-221

Revision Date	Appeal No.	Notes
February 12, 2025	7	Appeal is to 5.1.8.1 c) rather than 5.1.8.1 a) in Land Use/Built Form Specific Policies for Low-Rise Buildings
October 7, 2025	4	OLT has rendered decision on the settlement of the Appeal (September 22, 2025). Added Area Specific Policy 5.7.7.3 and Area Specific Policy “Area 31” on Schedule 7.
October 7, 2025	12	OLT has rendered decision on the settlement of the Appeal (September 22, 2025). Amended Policies 4.2 a) v) and 5.2.5.3. f).
October 7, 2025	14	OLT has rendered decision on the settlement of the Appeal (September 22, 2025). Amended Schedules 1, 2, and 3 site-specific to the property and surroundings.
April 29, 2026	7	OLT has rendered decision on a partial settlement of the Appeal (April 29, 2026). Amended various policies including 7.2.1 a) i. and ii., 1.2 j), 5.1.3 b), 5.6 a), 5.6.1.1 a), 5.6.1.2 b), 5.6.1.4 i), 6.1.3 c), 7.1.1 b), 7.1.2.3 d), 7.1.3.2 b), 7.1.4 c), 7.1.5.1 d), 7.1.5.2 c), 7.1.12.2 g), 7.1.5.1 i), 7.1.12.2 f) ii), 5.7 a), and 7.2.6 b).
May 7, 2026	All Appeals	All remaining appeals have been scoped to be site specific to the individual properties, which are shown on the following “APPEALS TO COLLINGWOOD OFFICIAL PLAN 2024” map, and policies remaining under site specific appeal are identified in Table 2.

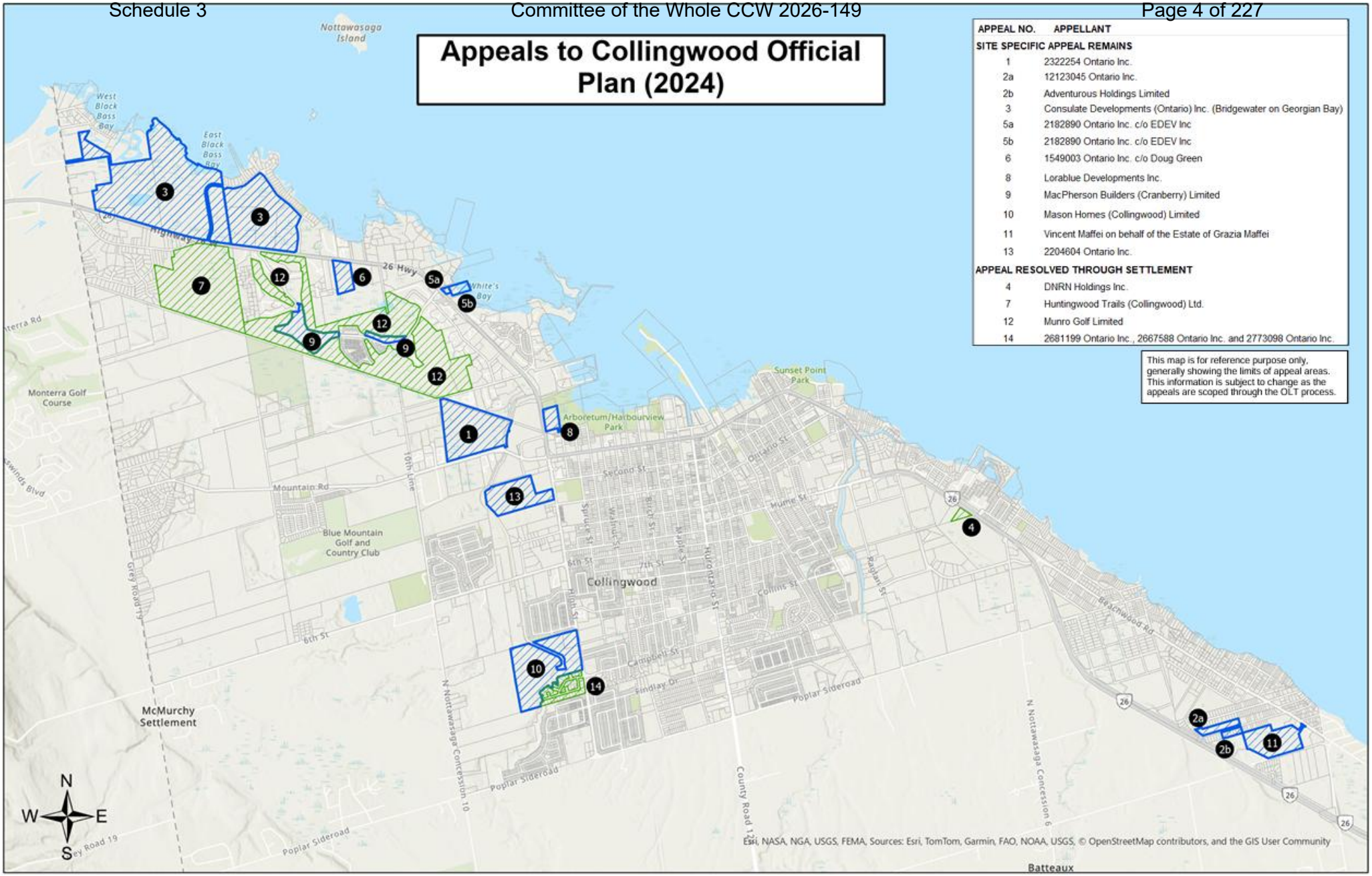
Appeals to Collingwood Official Plan (2024)
APPEAL NO. APPELLANT
SITE SPECIFIC APPEAL REMAINS
1 2322254 Ontario Inc.
2a 12123045 Ontario Inc.
2b Adventurous Holdings Limited
3 Consulate Developments (Ontario) Inc. (Bridgewater on Georgian Bay)
5a 2182890 Ontario Inc. c/o EDEV Inc
5b 2182890 Ontario Inc. c/o EDEV Inc
6 1549003 Ontario Inc. c/o Doug Green
8 Lorablue Developments Inc.
9 MacPherson Builders (Cranberry) Limited
10 Mason Homes (Collingwood) Limited
11 Vincent Maffei on behalf of the Estate of Grazia Maffei
13 2204604 Ontario Inc.
APPEAL RESOLVED THROUGH SETTLEMENT
4 DNRN Holdings Inc.
7 Huntingwood Trails (Collingwood) Ltd.
12 Munro Golf Limited
14 2681199 Ontario Inc., 2667588 Ontario Inc. and 2773098 Ontario Inc.
This map is for reference purpose only, generally showing the limits of appeal areas. This information is subject to change as the appeals are scoped through the OLT process.
Nottawasaga Island
West Black Bass Bay
East Black Bass Bay
26 Hwy
White's Bay
Monterra Golf Course
Sunset Point Park
Arboretum/Harbourview Park
Mountain Rd
10th Line
Blue Mountain Golf and Country Club
Collingwood
McMurchy Settlement
Poplar Sideroad
N Nottawasaga Concession 10
County Road 124
N Nottawasaga Concession 6
Batteaux
N
W
E
S
Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

TABLE 2 - PARTS OF OFFICIAL PLAN REMAINING UNDER APPEAL

OLT Case Number: OLT-24-001113
Reference Number CW-OP-2301 Report: CCW-2024-221

Appellant	Policies Under Appeal On Site-Specific Basis	Subject Lands
Appeal 1 **2322254 Ontario Inc.**	▪ Policies 5.1.5; 5.4; 5.4.1; 5.4.2; 5.4.4.4; 5.4.5; 5.6; 5.6.1.4; 5.7 ▪ Appendices II and III ▪ Schedules 1-3	101 Mountain Road
Appeal 2a and 2b **12123045 Canada Inc. and Adventurous Holdings Ltd.**	▪ Policies 3.7(k); ▪ 5.1.5; 5.5; 5.5.1; 5.5.2; 5.6 ▪ Schedules 1-3	59 and 60, 62, 64, 66, 68, 70 and 72 Braeside Street
Appeal 3 **Consulate Developments (Ontario) Inc. (Bridgewater on Georgian Bay)**	▪ Policies 1.2(e), 1.2(j); ▪ 5.1.2; 5.1.5; 5.6; 5.6.1; 5.6.1.4; 5.6.2; 5.6.2.1; 5.6.2.2; 5.6.2.3; and 5.6.3; ▪ Schedules 1, 2, 3 and 3.1 ▪ Appendix III	Part of Lots 48, 49, 50 and 51, Concessions 11 and 12 (Consulate West Lands and East Lands)
Appeal 5a and 5b **2182890 Ontario Inc. c/o EDEV Inc.**	▪ Schedules 1-2	11344 and 11352 Highway 26 West; 12 Gun Club Road
Appeal 6	▪ Schedule 1 (Growth Management Plan) ▪ Schedule 2 (Land Use Plan)	11555 Highway 26 West

Appellant	Policies Under Appeal On Site-Specific Basis	Subject Lands
1549003 Ontario Inc.		
Appeal 7 **Huntingwood Trails (Collingwood) Ltd.**	▪ Policies 3.5(b), 3.7(g)(iii); (k); ▪ 4.3(j), (m), (o); ▪ 5.1.3(b); 5.1.5(b),(c); 5.1.8.1(a), 5.2.2.3(b),(c), (d), (e); 5.2.2.4; 5.4.5; 5.6(b); 5.6.1.2; 5.6.1.3(b); 5.6.1.4(a-c),(m),(n),(q); 5.6.2; 5.6.3; 5.7.2.1; 5.7.2.2; ▪ 6.1.9.3(a),(j); ▪ 6.2.3(b)(iv); ▪ 7.1.2.4; ▪ 7.1.5.1;	5 Silver Creek Drive (Part of Lots 47, 48 and 49, Concession 12)
Appeal 8 **Lorablue Developments Inc.**	▪ Policy 5.6 ▪ Schedules 1-3	20 Balsam Street
Appeal 9 **MacPherson Builders (Cranberry) Limited**	▪ Policies 1.2(e), 1.2(j); ▪ 5.1.2; 5.1.5; 5.2.5; 5.2.5.3; 5.6; 5.6.1; 5.6.1.4; 5.6.2; 5.6.2.1; 5.6.2.2; 5.6.2.3; 5.6.3; ▪ 7..2.3; 7.1.12; 7.2.4 ▪ Schedules 1-3 and 3.1 ▪ Appendix III	Part of Lots 47 and 48, Concession 11, Part of Lot 47, Concession 10, Part of the Original Road Allowance between Concession 10 and 11, Part of Registered Plan 42, Part of Registered Plan 16, Part of Block A, Registered Plan 1654 (Blue Fairway Phase 5 & 6 Development)
Appeal 10	▪ Schedules 1-3	380, 420 High Street

Appellant	Policies Under Appeal On Site-Specific Basis	Subject Lands
Mason Homes (Collingwood) Limited		
Appeal 11 **Vince Maffei on behalf of the Estate of Grazia Maffei**	▪ Policies 5.1.2, 5.1.5, 5.6, 5.6.1; 5.6.1.2; 5.6.1.3; 5.6.1.4, 5.6.2, and 5.6.2.3; 5.6.3 ▪ Schedules 1-3 ▪ Appendix III	85 Toner Street
Appeal 13 **2204604 Ontario Inc.**	▪ Policies 5.1.8.2; 5.1.8.3; 5.3.4.2; 5.3.4.3; 5.3.4.5; 5.7.6.3; 5.7.6.4	20 High Street

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Schedule 3	Natural Heritage System
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Appendix I	Cultural Heritage Resources
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Appendix III	Natural Heritage System
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1 Introduction

1.1 Engagement with Indigenous Peoples

a) For more than 15,000 years, Indigenous peoples have walked upon, and cared for, the lands we also now call home, including Anishinaabek (Ojibwe), Haudenosaunee, Huron-Wendat, and many others who were families, friends, and communities, the way we are today. The Town of Collingwood is situated within the ancestral and traditional territories of the Saugeen Ojibway Nation (Saukiing Anishinaabekiing), the Huron-Wendat Nation (Wendake-Nionwentsio), and other Indigenous peoples. The Town of Collingwood acknowledges the Lake Simcoe-Nottawasaga Treaty of 1818 and the relationship it establishes with the original inhabitants of Turtle Island. We acknowledge the reality of our shared history, and the current contributions of Indigenous people within our community. We seek to continue empowering expressions of pride amongst all of the diverse peoples in this area. We seek to do better, and to continue to recognize, learn, and grow, in friendship and community, Nation-to-Nation.

b) The history of Indigenous peoples in Collingwood, both prior to and after contact with Europeans, is reflected in the cultural perspective and oral history of the people who have occupied and harvested these lands and waters. There is a rich archaeological record of Indigenous occupation and use in the area. This record readily acknowledges that, although this is one of the more studied areas, the extent of the history of occupation and land use in the area by Indigenous peoples has yet to be fully uncovered. As it stands, the record we do have matches the written accounts of early European contact with Indigenous Nations that documented settlement by thousands of people living in communities across the area in complex societies with unique social and cultural perspectives. This history is an evolving one and reflects the dynamics of Indigenous land use patterns, the geo-political and post-colonial legacy of interaction with other cultures and self-determination to the present day.

c) The Town recognizes those Indigenous peoples who reside in, have historical connections to hold Treaty and other rights, and contribute to the community in Collingwood and the surrounding area today. The Town acknowledges the historical and cultural perspective of Indigenous people and their unique relationship with the land.

d) This Plan seeks to fulfil the directives of the Province of Ontario as set out in the Provincial Policy Statement. The consultation process through which this Plan was prepared has reached out to area First Nations and Métis to:

   i. Coordinate on land use planning matters; and,

ii. Consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.

At this time of reflection on the relationship with Indigenous peoples both past, present and moving forward, the Town seeks to fulfill this direction and, where possible, help continue on the path of reconciliation.

1.2 Purpose

a) This Plan is the Town's primary tool for implementing long-range Provincial, County, and Town-wide land use policy and interests. The detailed policies of this Plan build upon the community's vision for the future and a number of supportive community priorities. The vision, priorities, and policies are inextricably linked to provide the Town with a comprehensive framework within which to guide decision making about future growth, and to manage change in a way that ensures Collingwood's reputation as a successful and desirable place for all to live, work, play, and invest. This Plan establishes a framework for growth and development to the year 2051. Although this Plan presents a long-range framework, it is also a dynamic document that will respond to changing circumstances over time.

b) This Plan is purposefully written to be applicable to everyone who lives, works, and/or has invested in the Town. This Plan celebrates inclusivity and diversity, and therefore avoids the identification of any person, or group of people in the vision, community priorities, and subsequent land use policy frameworks. This Plan is equitably applicable to people of all ages and abilities, ethnicities and religious affiliations, socio-economic circumstances, gender identities and sexualities, and any other protected human right.

There is, of course, one exception to the principle of inclusivity and diversity, and that is the recognition of Indigenous Nations and people, who are specifically identified in this Plan in honour of their important historical and ongoing role in the successful evolution of Collingwood.

c) This Plan is about making strategic choices and shaping Collingwood's collective future. This Plan:

i. Sets out the vision for where and how Collingwood will grow to the year 2051. Community priorities and policies move the Town towards achieving its vision for the future;

ii. Is about getting the fundamentals right. Building a successful Town means making sustainable choices about how growth will be accommodated. In the context of this Plan, sustainability is defined as integrating environmental, economic, and social needs of the present, without compromising the ability of future generations to meet their needs;

iii. Provides direction and guidance on the management of Downtown Collingwood and the Town's distinct neighbourhoods, commercial mixed-use areas and employment areas. It also guides the provision of services and amenities, and the protection and management of the natural environment and cultural heritage resources;

iv. Provides a strategy for phasing and the assignment of municipal infrastructure capacity over time; and

v. Implements the County of Simcoe Official Plan or land use planning interests and Provincial policy including various pieces of legislation, plans, policy statements and guidelines.

d) The Town of Collingwood is a lower-tier municipality within the County of Simcoe – the upper-tier municipality. The Town of Collingwood, in its entirety, is considered as a Primary Settlement Area in currently applicable Provincial and County planning documents.

e) The vision, community priorities, policies, definitions, and schedules contained in this Plan constitute the Town of Collingwood Official Plan. Associated appendices are non-statutory elements of this Plan, and are provided for clarification purposes only.

f) This Plan shall be read and interpreted as a fully integrated and comprehensive whole. All policies of this Plan must be considered together to guide its interpretation and determine conformity. Individual policies should not be read or interpreted in isolation from other relevant policies.

g) Decision making will be based on conformity with all the relevant policies of this Plan. Further, decisions about future development will need to integrate environmental, social and economic perspectives.

h) This Plan will be further implemented through the preparation of a new Zoning By-law, which shall be prepared to conform to this Plan. Other key implementing By-laws that will assist the Town in achieving the provisions of this Plan include, but are not limited to, a Parkland Dedication By-law, a Community Benefits Charges By-law, and a Development Charges By-law.

i) Other Council adopted or otherwise accepted and/or endorsed companion documents including Manuals, Master Plans, Guidelines, and Strategies are needed to bring this Plan to life. All development shall be required to be consistent with the concepts and directives of those companion documents. All Council adopted Manuals, Master Plans, Guidelines, and Strategies are expected to support one another and support the Vision and Community Priorities set out in this Plan. Where there is a conflict between the policies of this Plan and the concepts and directives of any corporately endorsed/adopted/accepted Adopted Manual, Master Plan, Guidelines, or Strategies, the policies of this Plan shall prevail. The Town shall endeavor to periodically update companion documents to ensure that they remain supportive of appropriate and innovative forms of development and community building.

j) This Plan recognizes that there are existing development approvals that have not yet been built. It is important to state that where there is a conflict

between this Plan and any existing development approval, the existing development approval shall prevail. Further, there are development applications in process at the Town. All development applications deemed complete by the Town prior to the approval of this Plan shall be subject to the Official Plan policies in place at the time the development application was deemed complete by the Town. For further clarity, amendments, extensions or revisions to existing approvals that require new applications under the *Planning Act* after the adoption and approval of this Plan shall be subject to the policies of this Plan. In the case of extensions, revisions and amendments to draft approved plans, regard shall be had for original approvals and the progress made by the applicant toward final approval and registration.

2 Vision and Community Priorities

2.1 Envisioning Our Town: 2051

a) The Town's Community Based Strategic Plan, 2020-2023, provides, as part of its strategic vision, the following relevant statement about Collingwood today:

"Collingwood offers residents and visitors a healthy lifestyle of activities in beautiful and safe settings, including an active transportation network, an inclusive multi-generational artful community with strong civic pride, an animated waterfront and boating facilities, and is a hub of successful entrepreneurs and businesses offering rewarding jobs.

Leading-edge staff support Council and community decisions that are progressive, accountable and sustainable, protecting and leveraging Collingwood's core strengths: a vibrant downtown and community, a healthy natural environment attractive in all seasons, an extensive waterfront interconnected with the town, and our strong cultural and built heritage."

b) Building upon the vision of the Community Based Strategic Plan, this Plan promotes a community supported vision for the Town, articulating what Collingwood aspires to become, and forming the basis for the Community Priorities and policy frameworks articulated in this Plan:

Collingwood is a unique community that is a hub of year-round healthy active lifestyles. It is defined by the shoreline of Georgian Bay, with a backdrop of the nearby Niagara Escarpment - both are cherished for their natural features, historic legacy, and recreational amenities.

The entire community comes together in the Downtown, which is recognized as the heart of the community, with a mix of activities, the highest quality public realm, and connections with the waterfront, to present a distinct image of the Town to residents and visitors alike.

The residents of Collingwood aspire to live in healthy and complete communities that are inclusive, accessible, compact and well connected for all modes of travel – and prioritizes active transportation. All residents will continue to require access to a range and mixture of housing types, community services and recreational amenities to support their well-being.

Collingwood wants to retain and grow its economic prosperity, while protecting its environmental and cultural assets. The local economy

will continue to thrive because it is diverse, entrepreneurial, and adaptable to changing trends, just as it has been over the course of Collingwood's history.

As Collingwood grows, the success of existing neighbourhoods and its cultural heritage resources will be strengthened, and the features that make the Town unique will remain as valued assets for future generations to enjoy.

2.2 Community Priorities for Land Use Planning

a) The following is a list of priorities that build upon the vision and provides general direction for the subsequent policy framework. This list of community priorities is not provided in a priority order and are of equal importance:

- **Protection of the Natural Heritage System** - The Georgian Bay Shoreline and all of the other significant natural heritage features and associated ecological functions will be protected and their natural beauty, water quality, historic legacy, and recreational amenities will be enhanced for the enjoyment of everyone. The Town will demonstrate environmental leadership by protecting its significant Natural Heritage System, and will implement high standards for resiliency, sustainability, green infrastructure, and climate change mitigation and adaptation.

- **Recognize the Downtown as the Heart of the Community** - The Downtown will be recognized as the vibrant heart of the community with a distinct, definable identity and a rich balanced mixture of government and social services, shopping, businesses, housing options, entertainment, and cultural activities for everyone to enjoy. High quality urban design will promote the importance of this gathering place as the centre piece of the Town.

- **Support a Flexible Approach to Economic Development** - A flexible approach to local economic development will ensure the Town is able to adapt as trends change, and remain prosperous with a diversity of employment opportunities for its residents, with a focus on entrepreneurial opportunities in strategic sectors identified by the Town.

- **Conserve Collingwood's Cultural Heritage Legacy** - Collingwood's rich and diverse cultural heritage resources will be conserved and promoted to raise awareness of the Town's Indigenous legacy and local history and will accentuate everyone's experience of the Town.

- **Promote High Quality Design** - Collingwood will promote high quality urban design throughout the Town achieving a balance between old and new, and between historic and contemporary, while mitigating impacts on the environment. Public parks, buildings, and infrastructure will set the standard and will define the quality of development that reflects the character of a successful community.

- **Provide a Full Range and Mix of Land Uses** - The Town will be welcoming and inclusive, providing a full range of residential, retail and service commercial uses, restaurants, recreational, employment and cultural opportunities, public service facilities, and parks and trails that will be accessible to everyone. New development will demonstrate high quality urban design that contributes to the recognition of Collingwood as a beautiful Town.

- **Provide a Full Range of Housing Options** - The Town will plan to provide housing options that meet the social, health, economic and well-being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities. The range and mixture of housing options will accommodate a full spectrum of households, including housing options that meet the economic requirements and affordability requirements of a growing and diverse population. The Town will ensure that there is an adequate supply of all types of housing options over the planning horizon of this Plan.

- **Promote Compact Development and Intensification** - New development will support the ongoing evolution of the Town's urban structure of diverse mixed-use centres and corridors. Intensification will be compatible with existing development patterns, while supporting an evolution to a more compact, walkable, and transit-supportive urban structure. New development will be efficient, and will be provided with municipal infrastructure systems and community services in a cost-effective and fiscally responsible manner.

- **Be a Healthy Community** - The Town will be a healthy community that is accessible, connected, and inclusive with a diversity of transportation options and a range of housing options. Amenities and services, including public open space, will be close to where people live and will be connected through a comprehensive active transportation system. The Town will strive to be a community where diversity is celebrated, residents are engaged, socially connected, and have equitable access to housing, support services and cultural activities.

- **Plan for Enhanced Local Transit** - Transit planning will be integrated with land use planning to ensure development supports an enhanced level of transit service over time. The transit network will grow to connect core user groups, neighbourhoods and key destinations within the Town and beyond, with direct routes and street-side amenities that make taking public transit an attractive and practical travel option for everyone.

- **Plan for and Develop an Active Transportation Network** - Active transportation planning will be integrated with land use planning to ensure development supports an enhanced level of active transportation modes over time, including walking and cycling. The network will be recognized as safe, convenient and an appealing option for travelling around the Town. Pedestrian-first community design and enhanced and connected trail networks and cycling facilities will provide mobility options and enhanced connectivity across the Town making active transportation an attractive and practical travel option for everyone.

3 Building a Successful Community

3.1 A Successful Community

a) This Plan promotes Collingwood as a Successful Community. As the Town evolves over the coming years, success will be measured through a host of elements that will continue to define the Town as a great place to live, to work, and to invest in.

b) A Successful Community recognizes existing historic land use patterns and development trends and builds upon these patterns and trends to promote efficient, cost-effective development and land use changes that will stimulate economic growth while protecting the natural environment and public health.

c) Being a Successful Community means making informed choices that take into consideration of a number of interrelated principles and policies. Every strategic decision must integrate and recognize implications for infrastructure, quality of life, growth management, economic development, environmental protection, human health and wellness, and social cohesion. Decision making must be interdisciplinary, integrated, and strategic to ensure economic, cultural, environmental, and social rewards. Building a successful community requires a focus on the following (not provided in a priority order):

i. **Providing Housing Options** with a focus on the provision of a range of housing types and tenures, including housing that meets the economic requirements and affordability needs of a growing and diverse population, and with easy access to a full range of land uses that support a complete community;

ii. **Promoting a Strong and Healthy Economy** with policies that promote ongoing economic development and a commitment to fiscal responsibility;

iii. **Supporting a Healthy Community** that includes a commitment to active transportation and community development that supports healthy lifestyles, including access to healthy food;

iv. **Ensuring High Quality Built Spaces** that includes policies on compatible development, public art, barrier free design, and vibrant and successful public spaces;

v. **Conserving Cultural Heritage Resources** that ensure cultural heritage resources are appreciated by existing and future generations; and

vi. **Promoting Environmental Sustainability and Adapting to Climate Change** with policies that consider social, financial, and environmental sustainability in all decision-making and promotes a response to a changing climate, that protects natural heritage features, and implements green building technologies.

d) A Successful Community in the Collingwood context also recognizes that the Town functions as a regional service centre for the surrounding areas in northwest Simcoe and northeast Grey Counties, including acting as a hub for health, culture, recreation, transit, and other core amenities not readily available outside of Primary Settlement Areas.

3.2 Providing Housing Options

Ensure a Range and Mix of Housing Types

i) The Town shall encourage a range and mix of housing types, styles, tenures and affordability characteristics to meet the economic requirements and affordability needs of a growing and diverse population. The Town recognizes that to meet the needs of the future population, affordability to a variety of household income levels is just one component of the necessary range and mix of units required to support a complete community. The supply of housing shall also consider units that are:

i. Adequate in condition, requiring no major repairs or maintenance;

ii. An appropriate size for the household or occupants;

iii. Accessible both physically for individuals living in the unit and in areas of the Town where basic services, amenities, transportation, and employment opportunities are available;

iv. Available to households (i.e. vacancies in the rental market, a mix of units are brought to market annually, etc.).

b) The Town shall:

i. Maintain a minimum 15-year supply of lands to accommodate growth through residential intensification and development of the identified Greenfield Areas, which are designated and available for residential development;

ii. Maintain a minimum 3-year supply of residential units available through lands suitably zoned to facilitate residential intensification and land in draft approved and registered plans of subdivision/condominium; and

iii. Collaborate with publicly-assisted post-secondary institutions to facilitate integrated planning for student housing in proximity to existing or planned post-secondary institutions and to meet current and future needs, including a student housing strategy, where applicable, that considers off-campus housing targeted to students.

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Monitor the Housing Supply

c) The Town shall periodically prepare a housing needs assessment and/or housing monitoring report in collaboration with applicable organizations including the County of Simcoe, that will be revised and updated, when appropriate, to maintain an up-to-date indicator of the Town's residential market and progress toward the achievement of the dwelling unit mix target and affordable/attainable housing targets. The Town will monitor the following key housing supply indicators:

i. The inventory of vacant lands and lands with the potential for residential development;

ii. Residential construction activity, including the tenure and mixture of dwelling unit types being developed;

iii. The cost of housing, by dwelling type; and

iv. The availability of municipal servicing capacity for residential development to ensure that anticipated population growth can be accommodated and that the housing targets of this Plan are being achieved.

Promote Affordable Housing Options

d) Definitions of affordable and attainable housing are set by the Province and the Town supports income-based metrics.

Attainable housing is typically delivered by the private sector, and can be achieved by building dwellings at higher than typical densities, and/or smaller dwelling units. All levels of government may affect the cost of housing through reductions in Development Charges, parkland dedication requirements, parking requirements or other financial incentives.

Affordable housing is housing that is typically built by, or is directly subsidized by the public sector, and provides dwelling units substantially below the identified value/rent of the housing supply by housing type. Assisted (subsidized) housing may be provided by the public or private sector, and may be in conjunction with senior government programs. The Town of Collingwood is focusing affordable housing efforts on units with a purchase or rental price affordable to the 4th to 6th decile (moderate) household income levels, which results in annual accommodation costs that

do not exceed 30 percent of gross annual income. The Town may also partner with the County of Simcoe, developers, or other organizations to support supply of housing to lower household income levels.

e) It is an objective of the Town that the supply of attainable/affordable housing in a variety of locations, dwelling types and tenures account for a minimum target of 25% of all new dwelling units built over the planning horizon of this Plan, applied on a Town-wide basis.

f) The Town has prepared an Affordable Housing Master Plan, and may update the document periodically in partnership with the County and/or surrounding municipalities and in consultation with the Town's Affordable Housing Task Force, as appropriate. The Town should encourage, as a component of its Affordable Housing Master Plan, the provision of housing that may be provided by the private sector, as well as affordable housing that is cost-subsidized.

g) The following agreements/partnerships and associated implementation tools may be considered by the Town in an effort to achieve its attainable/affordable housing target and shall be informed by the Affordable Housing Master Plan:

i. Enact a Municipal Housing Capital Facilities By-Law under the *Municipal Act* to enable the Town to enter into agreements with private and non-profit partners for the provision of attainable/affordable housing;

ii. Coordinate and collaborate with local housing advocacy groups, community partners, government agencies and the private sector to support the attainable/affordable housing policies of this Plan and to promote innovative housing forms, development techniques and incentives that will facilitate the provision of attainable/affordable housing;

iii. Direct involvement in the supply of attainable/affordable housing through land acquisitions, use of surplus land, development partnerships and the provision of financial incentives through community improvement plans, municipal capital facilities by-laws or other vehicles and/or establishment of a not-for-profit housing corporation; and

iv. In cooperation with the County, provide planning support services to local housing advocacy groups and community service agencies who are interested in pursuing the provision of attainable/affordable housing, as well as a full range of assisted, and/or additional needs housing and

v. Leverage the County of Simcoe's Housing Attainable Supply Action Plan, 10-Year Affordable Housing and Homelessness Prevention Plan or other relevant policy documents and recommendations to effect housing supply and affordability.

h) Attainable/affordable, assisted and additional needs housing is permitted in all of the land use designations that permit any form of residential development in this Plan. The following strategies may be considered by the Town in an effort to achieve its housing affordability targets:

i. Promote higher intensity and taller housing forms, where housing is likely to be more attainable due to reduced per unit land costs;

ii. Encourage the development of smaller dwelling units, where housing is considered to be more attainable due to lower construction costs;

iii. Encourage attainable/affordable housing to locate in proximity to local community facilities, employment opportunities, schools, active transportation facilities and public transit routes;

iv. Support the County in the development of assisted housing geared to lower income households, including independent living options that address residents with additional needs and/or efforts to increase the supply of attainable/affordable housing;

v. Consider accessory residential uses on commercially or institutionally designated properties;

vi. Support Additional Residential Units for all single detached, semi-detached, and townhouse dwellings and/or the introduction of appropriate new, redeveloped, intensified, and/or innovative housing options in existing neighbourhoods (i.e. gentle density);

vii. Support the conversion of lower density housing types into higher density dwelling types, where permitted by this Plan;

viii. Encourage the renovation and rehabilitation of residential uses above commercial uses in Downtown Collingwood and other commercial areas in the community;

ix. Encourage all forms of attainable/affordable, assisted, or additional needs housing to be cost-effective to manage and maintain; and

x. Permit the development and redevelopment of underutilized commercial and institutional sites for residential uses, provided that such projects would not reduce the land budget below the amount required to support the projected needs for commercial and institutional uses within the time horizon of this Plan.

i) The following strategies may be considered by the Town in an effort to incentivize attainable/affordable housing:

i. Establish alternative development standards and ensure that the provisions of the Zoning By-Law are sufficiently flexible to permit a range of innovative housing types and tenure models, including, for example, Additional Residential Units, tiny dwellings, cohousing, communal housing, and life-lease housing;

ii. Consider affordable housing as a priority use for surplus Town-owned and County- owned land, and work with all levels of government and institutional land owners to make surplus land available to providers of affordable housing at little or no cost;

iii. Provide targeted relief from Development Charges, planning, permit, and other fees normally charged for projects that provide permanent attainable/affordable housing. Relief from Development Charges may also be legislated by the Province;

iv. Apply for government grants and/or subsidies, including land dedication;

v. Explore the eligibility of attainable/affordable housing for grant programs established under a Community Benefits By-law;

vi. Permit residential intensification or greenfield initiatives with a significant attainable/affordable housing component to exceed applicable density ranges and heights without amendment to this Plan, subject to appropriate zoning and site plan approval. For the purposes of this policy significance is to be determined on a site-specific basis, but shall not be less than 10% of the total residential units proposed being attainable/affordable as secured through an agreement registered on title;

vii. Provide priority allocation of municipal service infrastructure capacity for projects that provide appropriately secured attainable/affordable housing;

viii. Provide financial incentive programs established through a Community Improvement Plan, Municipal Capital Facilities By-law or other mechanism;

ix. Pre-approve or streamline the approvals process for projects that provide attainable/affordable housing, including pre-approved unit designs;

x. Establish or utilize standardized designs for affordable/attainable housing to expedite the approvals process. Unless otherwise provided for in legislation, standardized designs are to be pre-approved by the Town's Building Services Division; and

xi. Establish reduced parking requirements and/or parkland dedication requirements for projects that provide attainable/affordable housing.

3.3 Promoting a Strong and Healthy Economy

Enhance the Economy

a) The Town will support its Economic Development Action Plan 2020-2025, as it is amended from time to time, in order to plan for a strong and healthy economy and anticipate changing economic trends. To help attract and retain a diverse and skilled labour force, the Town will support a strong and healthy economy by:

i. Protecting the Town's inventory of Employment Areas for appropriate employment generating land uses;

ii. Constructing, upgrading, and maintaining high quality, universally accessible municipal infrastructure systems and public service facilities;

iii. Facilitating efficient and convenient transportation options for the movement of people and goods; and

iv. Planning for an appropriate range of housing to support the labour force, home occupations, and home-based businesses, including artist studio/maker spaces and live/work units, within land use designations that permit residential uses.

Foster Investment Readiness

b) The Town will foster investment readiness by deploying policies, programs, and standards that maximize the capacity to understand and meet the needs and expectations of investors, leading to the attraction of key employment generators and the promotion of job creation. In doing so, it is the intent of this Plan to incorporate the flexibility necessary to facilitate the establishment and expansion of both traditional and emerging economic sectors in the Town. This Plan supports a diverse range of employment generating uses, including the mix of building stock and tenures to accommodate employment uses. It is the intent of this Plan to ensure sufficient land is made available to meet future employment needs, focusing on the importance of employment density. The Town may also purchase

employment land and take steps to prepare the property for investment, including servicing and subdivision.

Diversify Commercial Uses

c) The Town will continue to diversify its economic base by supporting its evolving urban structure, which includes a full range of commercial uses, including office development, institutional uses, and a variety of restaurants, retail, and service commercial businesses. Collectively, the lands designated for commercial and mixed-use development will provide a sufficient supply of land to accommodate a complete range of commercial goods and services to foster competition and choice for the residents of Collingwood, as well as visitors to the Town and surrounding communities.

Promote Tourism

d) The Town will promote tourism as an integral part of economic development, acknowledging that tourism brings significant economic benefits to the Town. Tourism is supported by having a healthy, livable, and diverse community, which includes a vibrant downtown, a beautiful and accessible waterfront, cultural and sports facilities, parks, trails and other outdoor leisure and recreational opportunities, all connected by an active transportation system and a multi-modal transportation system.

Support Entrepreneurial, Creative and Cultural Industries

e) The Town will support the growth and expansion of entrepreneurial, creative and cultural industries and institutions throughout the Town as important sectors of the economy.

f) The Town will work collaboratively with the community, artists, cultural workers, and organizations to implement the Town's Parks, Recreation and Culture Master Plan to guide the provision of arts and cultural programs, services and facilities that serve a growing and increasingly diverse population. To promote ongoing investment, the Town will consider establishing an Arts District to recognize the growing contribution of that sector of the economy.

g) The Town recognizes the important contribution of post-secondary institutions, libraries, and education service providers to the life-long learning opportunities for residents and the enhancement of the creative culture in Collingwood.

Support the Rural/Agricultural Economy

h) The Town will support the rural/agricultural economy by:

i. Recognizing agriculture as the primary activity and land use in the Rural/Agricultural Areas of the Town;

ii. Protecting lands suitable for agricultural production from fragmentation and land uses not related to agriculture using a systems-based approach; and

iii. Promoting the agricultural industry and associated activities and enhancing their capacity to contribute to the economy of the Town.

i) Notwithstanding the Town's ongoing support for the existing rural/agricultural economy, it is recognized that in the long-term, beyond the planning horizon established by this Plan, lands that are currently designated for rural/agricultural land uses are expected to accommodate urban land uses. This evolution will be subject to the preparation of Secondary Plans and the provision of municipal sewer and water infrastructure, among other planning and engineering requirements.

3.4 Supporting a Healthy Community

Improve the Health of Citizens

a) A healthy community consciously seeks to improve the health of all its citizens by putting public health high on the social and political agenda. Physical, social, and mental well-being are the necessary components of public health, including access to healthy food, clean air, water, soil, green spaces and opportunities for physical activity and social interaction. The ways in which communities are planned and designed have a fundamental impact on human health and wellbeing such as active transportation, infrastructure, housing, and parks. Objectives are to:

i. Ensure that public health considerations are a crucial part of decision-making and are fully integrated with requirements for equitable access to healthy food, clean air and water, safe environments, green spaces and opportunities for socializing and physical activity;

ii. Commit to an enhanced level of community engagement, where equity, inclusion, information and participation are identified as key building blocks in accountable and transparent decision-making;

iii. Be well-connected through a comprehensive transit system enabling the Town to provide all communities with equal access to recreation and leisure amenities, including for sports, arts and cultural activities;

iv. Enhance the active transportation network, designing communities around pedestrian activity with a substantial number of destinations, including parks, cultural and community facilities, shopping, and

restaurant opportunities within walking distance to promote walking and cycling to encourage daily physical activity; and

v. Collaborate with regional partners, including the Simcoe Muskoka District Health Unit and the County of Simcoe in preparing plans and programs that support all aspects of human health and wellbeing within their jurisdiction, including active transportation.

Active Transportation

b) The Town shall plan for an active transportation system which is highly integrated and connected within the community, the adjacent communities, and to transportation systems that serve the broader region. This Plan requires that all development will contribute to the creation of a walkable and connected community with multiple destinations within walking distance of all residents.

c) Active transportation linkages throughout the Town are identified on **Schedule 5** and shall be created and enhanced to foster pedestrian and cycling activity, and include:

i. Sidewalks, cycling facilities, and multi-use paths that connect to the street network and to community amenities and ensure that corridors between key destinations are fully accessible and support active transportation; and

ii. Key active transportation routes, such as sidewalks, cycling facilities, and multi-use trails that include streetscaping elements that promote pedestrian and cyclist comfort and safety, are designed to enhance accessibility for all residents, and comply with the *Accessibility for Ontarians with Disabilities Act*.

Complete Community

d) Collingwood shall be planned around cycling and pedestrian activity with a substantial number of destinations, including parks, cultural and community facilities, shopping, and restaurant opportunities within walking distance. The intent is to promote active and low carbon transportation options and to encourage daily physical activity and a lessening of the dependence on automobiles. It is a requirement of this Plan that at least 75% of all dwelling units throughout the Town must be situated within 1,200 metres (a 15-minute walk) of 4 or more of the following existing or planned categories of services and facilities:

i. Retail Commercial Store, with a particular emphasis on pharmacies and food stores, and/or a Farmer's Market;

ii. Transit Stop;

iii. Day Care Facility;

iv. Public Park, Community Garden;

v. Hospital or Health Care Clinic;

vi. Public Library;

vii. Place of Worship;

viii. Additional Needs Housing;

ix. Secondary or Elementary School;

x. Performance or Cultural/Arts Space; and/or

xi. Recreation Centre.

Urban Agriculture

e) The Town will support local food and a robust agri-food network by promoting:

i. The existing Farmer's Market and encouraging other accessible locations for farmer's markets or fresh food stands in urban and/or rural/agricultural areas; and

ii. Urban agricultural activities on private or public lands, including community gardens, food cooperatives, and local food sourcing programs, where appropriate. To support urban agriculture, such activities may also incorporate the planting of native species that attract pollinators.

3.5 Ensuring High Quality Built Spaces

Urban Design Manual

a) Urban design is the process of giving form, shape and character to the physical elements that comprise the various districts that comprise Collingwood. Good urban design contributes to the vitality and health of a community, and to vibrant and successful public spaces.

b) The Urban Design Manual shall inform all subsequent Town-sponsored studies, strategies, and Master Planning exercises. Further, all new plans and development applications shall be consistent with the Town's Urban

Design Manual, to the satisfaction of the Town. To demonstrate consistency, the Town may require the submission of an Urban Design Report in support of any development application.

c) The Urban Design Manual shall be implemented through the Zoning By-law and through the Plans of Subdivision/Condominium and/or Site Plan Approval process, where applicable.

Compatible Development

d) A fundamental policy element of this Plan is to ensure that new development is compatible with its surrounding built form and landscape context, as well as providing for an appropriate transition to any surrounding sensitive land uses. It is recognized that all communities evolve over time, and one of the most important challenges for decision makers is to establish an approach to development approval that ensures that change is understood on the basis of "Compatible Development". The concept and definition of compatible development is intended to ensure that all new development within the Town is appropriately integrated into the existing built form and landscape and enhances the image, livability and character of the entire Town. The starting point is to consider the tested definition of "Compatible Development", as follows:

"Compatible development means development that may not necessarily be the same as, or even similar to the existing buildings/development in the vicinity, but, nonetheless, enhances an established community and coexists with existing development without causing any undue, adverse impact on surrounding properties."

e) Compatible Development is an overarching principle of good planning and is applicable throughout the Town. Its definition needs to be clearly understood and applied in different ways and in different contexts throughout the Town. This definition raises a variety of key phrases that require further definition:

i. **Development in the vicinity**, where the concept of vicinity can be flexible. Within the Collingwood context, the definition of vicinity should vary by the scale of development. There are generally two key scales of development that must be considered, including:

> Major Development, where land assembly and significant development intensification are proposed generally including most mid or high-rise built forms or employment uses. The vicinity here should be extensive, a minimum of 120 metres from the site of the proposed development;

> Minor Development, where land assembly is not necessarily required but existing development is demolished and replaced by new intensified development, or changes to an existing building/property are proposed. The vicinity here should include properties within 60 metres in all directions. This vicinity could be reduced further if the anticipated impacts are considered to be more immediate - within a few properties on either side and across the street of a proposed development;

ii. **Enhance an established community**. This is a phrase that needs to be articulated generally. In order to pass this test, the nature and character of the defined vicinity needs to be considered and articulated. Clear statements about those attributes that define the character of that vicinity are required to assist in the determination of what form of development can enhance that character and what form of development may be detrimental. Further, community investment is an important factor to consider where new and significant investment within an established community may be both necessary and desirable; and

iii. **Coexistence without undue, adverse impact on surrounding properties**. This test is usually related to easily identifiable/quantifiable impacts related to shadow, privacy, traffic and parking. In some instances, the concept of visual impact may be established as an important development review criterion. Visual impact analysis will need to be tied to the attributes that define the community's character on an identified vicinity basis.

f) Compatible development shall be considered in the evaluation of all development proposals throughout the Town. The following shall be considered when evaluating the compatibility of development proposals:

i. The use, height, massing, orientation and landscape characteristics of nearby properties are properly considered and appropriate transitions between the built forms and uses shall be ensured;

ii. On-site amenity space is provided and is reflective of, or enhances, the existing patterns of private and public amenity space in the vicinity; and

iii. Streetscape patterns, including block lengths, setbacks and building separations are generally maintained.

g) To ensure compatible development, all development applications shall be consistent with the Town's Urban Design Manual.

h) Major facilities such as manufacturing uses, transportation corridors, waste treatment/management facilities, and energy systems may require

separation from sensitive land and both shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures. Where avoidance is not possible, the Town shall protect the long-term viability of existing or planned major facilities that are vulnerable to encroachment from sensitives uses.

Crime Prevention Through Environmental Design (CPTED)

i) All development, with a focus on streetscapes, parks and open spaces, parking lots and other publicly accessible areas, shall be evaluated for consistency/adequacy of achieving the following CPTED considerations:

i. Adequate lighting - Lighting should be designed, where possible, with regard for vehicular, cyclist, and pedestrian requirements so that the size, height, and style of lighting reflects and complements the character of the community;

ii. Clear sight lines, allowing view from one end of the walkway to the other;

iii. Appropriate landscaping, but avoiding landscaping that might create blind spots or hiding places;

iv. Adequate fencing;

v. Clear signage that delineates permitted use and speed; and

vi. Streetscape and building design that promotes “eyes on the street”.

Barrier Free Design

j) All newly constructed and/or renovated Town-owned, leased, funded, or operated public service facilities, parks and open spaces, municipal infrastructure systems and any other space that is accessible to the public, shall comply with all applicable Provincial legislation and standards.

k) Barrier free design for private sector development shall be achieved through Site Plan Approval, and the enforcement of all applicable Provincial legislation and standards.

Public Art

l) The Town shall maintain and enhance its existing inventory of public art, pursue the installation of new pieces of public art in public locations in accordance with the Town’s Public Art Policy, and engage Indigenous

peoples directly to honour past and present residents through art commissioning.

m) In accordance with any enacted Community Benefits Charges By-law, and the applicable policies of this Plan, the Town may identify public art as a defined community benefit, with the developer following the public art parameters as set out by the Town.

Transit Supportive Development

n) The Town supports the County and local transit services and encourages their expansion in Collingwood. A successful transit system considers a number of key elements for consideration, including:

i. The maximum ridership capture potential is achieved from development that is within a relatively short walking distance from the transit stop, typically measured in terms of a five to ten-minute walk, or about 400-800 metres. Ridership capture dramatically drops off if the walk to the transit stop is beyond 5 minutes;

ii. There is a strong correlation between the intensity of development and transit ridership. Generally, the higher the intensity, the higher the transit ridership potential;

iii. To promote a balanced ridership pattern that generates ridership in both peak and off-peak times, it is ideal to have multiple land uses in proximity to each other, connecting key destinations to each other. At the same time, the mix of uses can also result in bidirectional travel flows that in turn can enhance transit utilization along a route;

iv. Urban design has an impact on ridership and modal choices by enhancing mobility and comfort at transit stops and along pedestrian routes to get to and from the transit stops. Special design attention is essential for all buildings, open spaces and movement networks adjacent to a transit stop. Key elements of transit supportive design include:

> Development must consider issues such as activity at street level, streetscape elements to create attractive, safe, and accessible surroundings, as well as convenient connections to destination points. The design must contribute positively to the quality of the public realm. In Collingwood, pedestrian safety and comfort are key issues year-round;

> Buildings should relate to adjacent streets and particularly to transit stops. Block patterns should be permeable, and providing access and frontage among buildings, and to the adjacent residential neighbourhood is crucial;

> The design of the transit stops themselves must consider the role and function that they play. Beyond their functional role, transit stops have an important role in land development with an impact on adjacent land value and the character of the overall corridor; and

> Streetscapes shall be considered as public spaces for all users. They are to be designed as movement corridors for all transportation modes and be public places in themselves. Sidewalks, street trees and landscaping are all elements that contribute to comfortable streets.

3.6 Conserving Cultural Heritage Resources

A Culture of Conservation

a) **Appendix I: Cultural Heritage Resources** identifies the Downtown Heritage Conservation District designated under Part V of the *Ontario Heritage Act*, individual properties designated under Part IV of the *Act*, as well as those properties included in the Town's Heritage Register. The County of Simcoe Archaeological Management Plan identifies areas of archaeological potential and it may be updated over time or transferred to a lower-tier responsibility. Conservation of cultural heritage resources forms an integral part of the Town's planning and decision making. Collingwood's cultural heritage resources shall be conserved so that they may be experienced and appreciated by existing and future generations and enhance the Town's sense of history, sense of community, identity, sustainability, economic health, and quality of life.

Heritage Inventory

b) The identification of the Town's heritage resources comprises an important component of the conservation process. Collingwood, in consultation with Indigenous people should prepare and publish an inventory of identified resources including buildings, structures, monuments or artifacts of historical and/or architectural value or interest, and areas of unique, rare, or effective urban composition, streetscape, landscape, or archeological value or interest, in which each resource is appropriately described, illustrated, and evaluated in terms of:

i. The architectural and/or historical value or interest of the resource in accordance with the criteria outlined in this Plan;

ii. The contribution made by the resource to the effectiveness of the urban or rural composition, streetscape, or landscape of which it may form part;

iii. Where the information is available, the structural condition of the resource, including the need for and feasibility of undertaking its physical restoration or rehabilitation; and

iv. Where the information is available, the range of economic uses to which the resource might be put in accordance with the land use policies of this Plan.

Cultural Heritage Master Plan

c) The Town may prepare a Cultural Heritage Master Plan that establishes Town-wide policies, procedures and design guidelines consistent with Provincial standards, to support the identification, assessment, evaluation, management, use, registration, designation, alteration, removal and demolition of cultural heritage resources or changes to their heritage status.

d) The inventory, evaluation and conservation of cultural heritage resources of all types, and related consultation efforts, shall conform with the requirements of the *Ontario Heritage Act*, the *Planning Act* and other enabling legislation, and shall be consistent with the applicable standards available in the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada, and the guidelines provided by the Province of Ontario, such as the Ontario Heritage Toolkit.

Management and Conservation

e) The Town may designate cultural heritage resources, including:

i. Individual properties or groups of properties;

ii. Whole or specific parts of buildings or structures upon designated property;

iii. Heritage Conservation Districts;

iv. Cultural Heritage Landscapes; and

v. Areas of Archaeological Potential.

f) Methods for the conservation of cultural heritage resources include, but are not limited to:

i. Designation under Parts IV or V of the *Ontario Heritage Act*;

ii. Listing property on the Town's Heritage Register;

iii. Heritage Conservation Easements or Covenants;

iv. Zoning By-law regulations restricting the use of lands to current or compatible uses;

v. Conditions within plans of subdivision and condominium and the site plan approval process; and

vi. The offering of incentives to encourage and/or assist with the conservation, restoration, and reuse of heritage resources, as may be set out in a Community Improvement Plan or through other available funding programs.

g) Archaeological resources may occur on, or below the modern land surface or the surface of a water body. These sites may contain scatters of artifacts, the remains of structures, cultural deposits, or subsurface strata of human origin. To protect archaeological sites:

i. Site alteration, mitigation and development shall be permitted only in accordance with the recommendations of an Archaeological Assessment and Heritage Conservation Plan, where applicable;

ii. The Town intends to cooperate with the Province and Indigenous peoples with respect to Provincial designation of archaeological resources in accordance with the *Ontario Heritage Act*, and the County's Archaeological Management Plan.

iii. Archaeological resources that are located on a proposed development site will be conserved in accordance with the recommendations of the approved assessment and where applicable, Archaeological Assessment and Heritage Conservation Plan;

iv. Should archaeological resources or burial sites associated with Indigenous Nations be found through assessment or during the development process, the Town and proponent shall prioritize and engage with Indigenous Nations for all matters regarding their historical heritage;

v. Where archaeological resources are documented and found to be Indigenous in origin, a copy of the Archaeological Assessment report shall be provided by the consultant to the appropriate Indigenous Nations.

vi. Where significant archaeological resources must be preserved on site, only development and site alteration which maintain the integrity of the resources may be permitted; and

vii. Where the preservation of a site containing Indigenous archeological resources is not possible, the Town, the development proponent, and

the consultant archaeologist (in an advising role) shall engage at the earliest possible moment (including before any fieldwork takes place) with the appropriate Indigenous Nations to identify interpretive and commemorative opportunities to ensure the long-term protection of any archeological resources.

h) In considering public works, development, and/or site alteration on lands containing or abutting identified cultural heritage resources and/or a Heritage Conservation District in accordance with legislation, the Town shall ensure that the proposed development does not negatively impact the conservation of the designated heritage attributes abutting or contained on the lands, to the satisfaction of the Town.

Implementation

i) It is the intent of this Plan to require the conservation of sites of historical, architectural, and/or archaeological interest or value as may be identified from time-to-time, and included in Appendix I. Accordingly, upon being advised that lands proposed for development or redevelopment may constitute, include, or be adjacent to a heritage resource of potential or acknowledged historical, architectural and/or archaeological value, Council may require the owner of such lands to carry out studies to:

i. Survey and assess the value of the historical, architectural and/or archaeological heritage resource;

ii. Assess the impact of the proposed development or redevelopment on the historical, architectural, and/or archaeological heritage resource; and

iii. Indicate the methods proposed to be used to mitigate any negative impact of the proposed development or redevelopment on the historical, architectural and/or archaeological resource.

Council may defer approval or consideration of development proposals on lands accommodating an identified heritage resource, until the above studies are complete and Council, in consultation with applicable Indigenous peoples, are satisfied that the proposed work can be undertaken in accordance with heritage conservation objectives.

3.7 Promoting Environmental Sustainability and Adapting to Climate Change

A Comprehensive Approach

a) Strong, liveable and healthy communities are resilient to climate change. In the face of a changing climate, the Town recognizes the need to adopt comprehensive climate change adaption and mitigation measures to enhance the resiliency of its built and natural environments and to protect human health and wellbeing. The Town will promote a broad range of practices associated with resilient and environmentally sustainable development that support a comprehensive response to a changing climate, including:

i. Developing Collingwood as a complete, compact and healthy community in an urban structure that supports enhanced public transit and incorporates a full range of mobility options, with a focus on active transportation;

ii. Providing an efficient, cost-effective land use pattern, as well as built forms which conserve land, capitalize on existing infrastructure and minimize the cost of new infrastructure, including green infrastructure;

iii. Avoiding development, design or land use patterns which may create environmental, public health or safety concerns or that may not be compatible with a changing climate;

iv. Recognizing, protecting and, where possible, enhancing natural heritage features and their associated ecological functions;

v. Developing new communities and buildings that are energy and water efficient by promoting zero or low carbon and energy efficient built forms and building materials. The use of renewable or alternative energy should also be considered;

vi. Preparing enhanced sustainable development guidelines, standards and/or a climate change implications framework as tools to evaluate development proposals and promote the incorporation of sustainable design elements;

vii. Promoting biodiversity and the use of native plants in all public and private developments, including native plants that attract pollinators;

viii. Protecting and enhancing Collingwood's urban forest;

ix. Protecting water quality and quantity; and

x. Ensuring infrastructure is appropriately designed and sized to accommodate an increased intensity and frequency of extreme weather events and to prevent resulting property damage.

b) The Town has and will continue to develop a Climate Change Action Plan which includes mitigation, adaptation, and resiliency strategies that will commit to:

i. Undertaking an energy and greenhouse gas emission inventory;

ii. Setting a greenhouse gas reduction target;

iii. Developing a plan or strategy that outlines actions that the municipality and its government and community partners have prioritized for implementation;

iv. Establishing a monitoring and reporting framework for the Plan; and

v. Establishing a timeframe and process for the evaluation and updating of the Plan.

c) Collingwood will grow as an environmentally sustainable community over the long term by supporting the implementation of Greener Collingwood Corporate Climate Change Action Plan, including the Energy Conservation and Demand Management Plan and other associated Town resolutions, policies, and plans, as they are amended from time to time. In addition, the Town will:

i. Utilize planning and capital investment tools, as well as urban design approaches, in its strategic planning for infrastructure and the approval of new development.

ii. Consider, encourage and provide policy direction on:

> Initiatives related to water conservation, energy conservation, air quality protection and integrated waste management opportunities;

> Opportunities for energy efficiency and alternative energy strategies, such as district energy generation, renewable/alternative energy systems and distribution and demand management plans;

> Innovative residential and public building designs that contribute to low carbon design, energy use reduction and natural resource conservation, as well as synergies between buildings and site

management practices, including those that support a circular economy;

> Green infrastructure to complement existing infrastructure, including the requirement for innovative low impact development opportunities for stormwater management and best practices that minimize the risks associated with natural hazards;

iii. Utilize the Urban Design Manual or other tools such as ecosystem valuation and nature-based solutions to help guide development and redevelopment to be more sustainable and resilient to climate change; and

iv. Consider the use of tools such as the Community Benefit Charges By-law, Community Improvement Plans, Site Plan Control, and associated incentive programs to assist with the implementation of development standards that promote environmentally sustainable design and resiliency and that respond to a changing climate.

Energy and Water Conservation

d) The Town will encourage and support alternative energy systems, renewable energy systems, and district energy systems in accordance with the applicable policies of this Plan to accommodate current and projected needs of the community as well as facilitate a transition away from a reliance on fossil fuels.

e) The Town will encourage energy efficient building design that meets Leadership in Energy & Environmental Design (LEED) standards, or equivalent and will encourage new residential neighbourhoods to be designed consistent with LEED Neighbourhood Design Criteria, or equivalent.

f) The Town will promote reducing energy consumption and/or carbon emissions in all Town owned, maintained and operated facilities and equipment. The Town will ensure that all new Town facilities are designed to meet a high standard of environmentally conscious design for energy and water conservation.

Air Quality and Carbon Mitigation

g) To reduce the frequency and length of vehicle trips that contribute to poor air quality and greenhouse gas emissions, the Town shall:

i. Promote development in a compact urban form that encourages walking, cycling and the use of public transit;

ii. Promote a development pattern where public parks are provided within an approximate 5 minute walk from all residents; and

iii. Ensure that all neighbourhoods include permission for small-scale convenience retail and other appropriate neighbourhood serving uses.

h) To support reducing emissions in the transportation sector, the Town may encourage the installation of electric vehicle charging facilities across the Town and the use of low carbon public transit.

j) Where opportunities arise, the Town may support carbon sequestration efforts in all forms.

i) The Town may prepare reports to monitor the Town's progress towards climate change and environmental resiliency, reducing emissions of air pollutants and greenhouse gases and to increase awareness of initiatives to improve air quality and adapt to a changing climate.

Urban Forest

j) Collingwood's urban forest is a valuable asset which includes all the trees, shrubs and associated vegetation within the Town's boundaries. The Town recognizes the importance trees have on the health, quality of life, tourism, recreation and green infrastructure within the community. To sustainably manage the urban forest through good arboricultural and forestry practices that support its maintenance, renewal, replacement and enhancement, the Town shall:

i. Maintain a minimum 30% Town-wide tree canopy cover of the total land area of the Town, with an aspirational target of an enhanced 35% tree canopy cover by 2051;

ii. Encourage, on both public and private lands, the planting or preservation of "the right tree in the right place" through the restoration of a diverse range of tree species, particularly native species that are resilient to a changing climate;

iii. Preserve, protect, manage, replace or acquire, where appropriate, tree stands, hedgerows, woodlands and forested areas within the municipal boundary, to support and increase the existing tree canopy as well as enhance connectivity of green spaces where possible;

iv. Implement, periodically review, and update the Urban Forest Management Plan, Tree By-law, and additional measures set out in the Urban Design Manual, Engineering Standards Manual, Site Alteration By-law, and/or other tools to protect trees on privately owned land from injury or destruction, in a manner that is evidence-based as enhancing the Towns' tree canopy, supporting suitable growing

environments and providing guidelines or by-laws for tree compensation and replacement, where appropriate;

v. Require a Tree Preservation Plan, where applicable, prepared by a qualified professional and submitted in support of development proposals on land which contain significant stands of trees. The Tree Preservation Plan shall inventory and assess the present conditions of the trees on the site and shall make recommendations on tree preservation with the objective of maximizing the number of trees that will be viably conserved on site in appropriate locations to maximize survival rates;

vi. Work to achieve a “no net-loss” tree canopy preservation framework, encouraging the replacement of trees lost to development with new trees planted elsewhere, generally on-site but the Town will consider a suitable alternate site(s). Where a development application will result in a net loss of trees, the proponent shall compensate in the form of trees or cash-in-lieu to the Town for this loss of tree cover, if such a program is in place. In determining appropriate compensation, consideration should be given to the significance and value of the ecological function that the existing tree inventory provides, including carbon sequestration;

vii. Prioritize the retention and protection of large, healthy trees over replacement plantings and compensation, where possible and with an emphasis on boundary trees; and

viii. The Town will consider the addition of substantial new tree canopy within public open space or environmentally protected systems, including consideration of the expansion or creation of woodlots on publicly owned lands.

4 Growth Management

4.1 Population and Employment Forecasts

Planning Horizon

a) The Built-Up Area of the Town includes those locations where significant development for urban uses has occurred. The Town of Collingwood is planning for growth and development over a planning horizon to the year 2051.

b) The population and employment projections and associated targets included in this Plan are not to be considered as caps, or limitations on development, but rather minimum growth standards to be achieved, except where doing so would conflict with any Provincial policy or plan. Further, there is nothing in this Plan that establishes annual growth rates that could be construed as posing any specific limitations on growth and development year-by-year. In fact, it is anticipated that growth and development activity will fluctuate from year-to-year.

c) Planning for municipal infrastructure, Employment Areas and Strategic Growth Areas may extend beyond the identified planning horizon.

Residential Growth

d) The Town of Collingwood is anticipated to grow from a population of 25,470 people in 2021 to a projected population of 42,690 people by 2051. This growth represents a need to accommodate a minimum of 17,220 more residents by 2051.

Employment Growth

e) It is anticipated that employment will grow from 12,260 jobs in 2021 to 18,540 jobs by 2051, representing the accommodation of a minimum of 6,280 additional jobs in that timeframe.

4.2 Planning for Growth in an Urban Structure

a) **Schedule 1: Growth Management** identifies, conceptually, the urban structure of the Town of Collingwood as it continues to evolve. It identifies a number of key geographic components of the Town that help articulate where and how growth will occur, and that will consequently influence Collingwood's success in achieving its stated Vision for the future. **Schedule 1** identifies the following components:

i. **The Municipal Boundary** – The Municipal Boundary establishes the jurisdictional extent of the Town of Collingwood. The Municipal Boundary is also identified as the Primary Settlement Area Boundary;

ii. **The Built-Up Area Boundary** – The Built-Up Area of the Town includes those locations where significant development for urban uses has occurred. The Built-Up Area Boundary includes the following components:

> Strategic Growth Areas;

> Residential Community Areas; and

> Employment Areas.

The Built-Up Area Boundary delineates the part of the Town where the intensification Target is to be accommodated;

iii. **The Greenfield Areas** – The Greenfield Areas include those areas within the Town that are outside of the Built-Up Area Boundary, but are needed to accommodate urban growth over the time horizon of this Plan, and include:

> Greenfield Residential Community Areas;

> Greenfield Employment Areas;

> Lands Subject to a Minister's Zoning Order (MZO);

iv. **The Future Community Area** – The areas identified as The Future Community Area comprise lands that are within the Settlement Area Boundary, but that are located outside of the Built-Up Area Boundary (except within Secondary Plan Areas) and outside the Greenfield Areas. These lands will be designated in this Plan, and used for agricultural and other rural land uses, including existing Rural Residential uses, until such time as they are required for future community development - beyond the 2051 time horizon of this Plan. To facilitate future community land use designations to accommodate projected growth on these lands, the Town shall require the preparation of comprehensive Secondary Plan(s) that shall be required to be approved as an Amendment to this Plan; and

v. **The Greenlands System** – The Greenlands System is identified both within, and outside of the Built-Up Area Boundary. It includes natural heritage features and public parks and open spaces and provides an important structural element throughout the entire Town. In a general sense, the Greenlands System identifies areas where development will be prohibited, or substantially restricted except as may be

otherwise provided for in this Plan, in order to promote a Town-wide parks system and to protect significant natural heritage features and their associated ecological functions, linkages, and connections, as well as natural hazards, while recognizing the potential conversion of private recreational spaces for future urban growth as articulated in Section 5.2.5.3 f) of this Plan.

4.3 Accommodating Projected Growth

a) Growth in Collingwood will primarily occur through a combination of intensification within the Built-Up Area Boundary, and development within the Greenfield Areas. These two development contexts, as identified on **Schedule 1**, have different policy frameworks to guide their planning, approval and development.

b) The Town's targeted mix of unit types for new residential dwelling units, to be achieved on a Town-wide basis, and including development through intensification initiatives, as well as through development on the identified Greenfield Areas, is:

i. 35% single detached and semi-detached dwellings;

ii. 35% townhouse dwellings; and

iii. 30% apartment dwellings.

Intensification and Redevelopment within the Built-Up Area Boundary

c) This Plan promotes a target of 50% of all new residential dwelling units within the Town be identified as intensification and redevelopment, which shall occur on lands within the Built-Up Area Boundary, as identified on **Schedule 1,** on an annual basis until 2051.

d) To facilitate intensification and redevelopment, this Plan includes defined Strategic Growth Areas intended to provide an effective framework for the provision of higher density, mixed-use development that will support a complete community, compact built form and a host of other important planning objectives, including helping the Town respond to a changing climate, providing a diversity of housing options, including attainable and affordable housing opportunities and to support an efficient and integrated transit system. These Strategic Growth Areas serve and connect different areas of the Town that provide various community functions, and will therefore be different in terms of character, scale, mix of uses, and potential to accommodate future growth. Intensification and redevelopment initiatives will be subject to the following policies:

i. Opportunities for residential and population-related employment (i.e. retail and service commercial uses, institutional uses and office uses) intensification and redevelopment will be primarily accommodated within the Strategic Growth Areas. The Strategic Growth Areas are expected to achieve a minimum density target of 55 residents and jobs combined per hectare; and

ii. Intensification and redevelopment opportunities within the Residential Community Areas will be limited, and will be primarily focused on the development of compatible mid-rise buildings and Additional Residential Units (i.e. gentle density) and neighbourhood supporting uses, as defined in this Plan.

e) Intensification and redevelopment of the Employment Areas within the Built-Up Area Boundary for industrial, business park and office uses, will be encouraged, where appropriate.

f) Where feasible, the Town should prioritize planning and investment for infrastructure and public service facilities in Strategic Growth Areas.

Development in the Greenfield Areas

g) The Greenfield Areas identified on **Schedule 1** are also expected to accommodate significant growth over the time horizon of this Plan, as follows:

i. The Greenfield Residential Community Areas are expected to become new residential neighbourhoods, and shall achieve an overall minimum gross density target of 55 residents and jobs combined per hectare; and

ii. The Greenfield Employment Areas are expected to accommodate a range of industrial/business park uses and shall achieve an overall minimum gross density target of 22 jobs per hectare.

The identified minimum gross density targets are expected to be achieved Town-wide. The Town may consider a lower density target on individual development sites where it can be shown, to the satisfaction of the Town, that achieving the minimum density target is not appropriate, or not feasible, and any density shortfall can be accommodated on another site similarly identified on **Schedule 1**.

h) The vision for the Lands Subject to the Poplar Regional Health and Wellness Village (the 'Village') Minister's Zoning Order O. Reg. 525/22 (MZO) is expected to accommodate a mixed-use village, including a potential new hospital, other institutional use(s), health care and/or wellness related facilities, a range of mid-to high rise residential dwelling units, parks and open space facilities, as well as associated retail and service

commercial facilities, in accordance with the Zoning provisions put in place by the Minister, and the associated Development Agreement.

Any significant amendments to the vision for the site shall be appropriately justified and approved by the Town in accordance with the development agreement, without amendment to this Plan.

Employment Area Conversion

i) Notwithstanding the requirement for planning authorities to plan for, protect and preserve Employment Areas for current and future employment uses, with an emphasis on those areas that are located in proximity to major goods movement facilities and corridors, the Town may permit the conversion of lands identified as Employment Area identified on **Schedule 1** to non -employment uses by Amendment to this Plan only where it has been demonstrated that the following can be demonstrated or as otherwise permitted by Provincial policy:

i. There is an identified need for the conversion and the land is not required for Employment Area uses over the horizon of this Plan;

ii. The proposed uses would not negatively impact the achievement of the minimum intensification and density targets in this Plan or the viability of the remaining employment uses within the identified Employment Area by:

> Avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned employment uses;

> Maintaining access to major goods movement facilities and corridors;

iii. Existing or planned infrastructure and public service facilities are available to accommodate the proposed uses; and

iv. The municipality has sufficient employment lands to accommodate projected employment growth to the horizon of this Plan.

Service Capacity Allocation and Phasing

j) In order to align and integrate growth management and infrastructure decisions, including consideration of opportunities to allocate and re-allocate if necessary unused system capacity, and to ensure that the remaining and future capacity in the Raymond A. Barker Water Treatment Plant and Collingwood Wastewater Treatment Plant is allocated in a sustainable, transparent and logical manner, the Town has established a

Water and Wastewater Servicing Capacity Allocation Policy (SCAP) to guide decision-making.

k) It is the intent of the SCAP to add an element of fairness and predictability to the process of capacity estimation and allocation, as well as to clarify for the development community and the public, how a finite resource will be managed to ensure servicing capacity is allocated to those projects that provide the greatest benefit to the community and that are most likely to proceed in the immediate future.

l) The SCAP identifies what types of growth and development in the Town is subject to the policy and will guide how and when allocation is to be given and under what conditions. The SCAP also identifies when allocation will be withdrawn in circumstances where development has not proceeded.

m) A series of capacity allocation criteria are included within the SCAP. These criteria deal with such matters as:

i. Efficient use of land and orderly development, including prioritizing development projects that facilitate:

> The achievement of the identified intensification target;

> Development within the Strategic Growth Areas;

ii. Attainable and affordable housing, including innovative housing solutions;

iii. Economic development;

iv. Community impacts/benefits;

v. Conservation and sustainable development; and

vi. Infrastructure and public facilities.

n) The SCAP will be periodically reviewed comprehensively, however changes can be made by Council at any time, and while such revisions do not require an Amendment to this Plan, they should be undertaken in a transparent manner that includes public consultation.

o) All development approvals within the Town shall be explicitly linked to the ability of the Town to provide municipal service infrastructure and transportation system capacity, as well as a variety of other environmental, economic, social and/or land use planning considerations. All development approvals within the Town shall also be conditional upon commitments from the Town and/or the proponent of any development proposal to the timing and funding of any required road, active transportation facility, public service

facility, park and appropriate municipal service infrastructure. Before major development proceeds, all required agreements must be in place, including financial agreements and development agreements, to provide for the servicing and community infrastructure required to accommodate growth, to the satisfaction of the Town.

p) The Town may prepare a municipal-wide or sub-area phasing plan(s) to support the orderly progression of development that aligns with the timely provision of infrastructure and public service facilities in accordance with this Plan.

5 Land Use Designations

5.1 General Provisions for All Land Use Designations

5.1.1 Articulating the Urban Structure

a) **Schedule 1 - Growth Management** identifies the high level urban structure of the Town for the purposes of managing growth. **Schedule 2 - Land Use Plan** further articulates that urban structure through the identification of more detailed land use designations and associated policy frameworks. The detailed land use designations throughout the Town are organized in the following categories:

i. **Community Area Designations:**

> Existing Neighbourhoods;

> Future Neighbourhoods;

> Major Institutional;

> Parks and Open Space;

> Health Services Overlay;

ii. **Strategic Growth Area Designations:**

> Downtown;

> Mixed-Use Corridor I;

> Mixed-Use Corridor II;

> The Regional Commercial District;

iii. **Employment Area Designations/Overlay:**

> Prestige Employment;

> General Employment;

> Poplar Regional Health and Wellness Village MZO Overlay;

> Waste Management Industrial;

> Waste Management Assessment Areas Overlay;

iv. **Future Community Area Designations:**

> Rural;

> Rural Residential;

v. **Greenlands System Designations/Overlay:**

> Environmental Protection; and

> Adjacent Lands Overlay.

5.1.2 Development Review

a) In addition to the concept of compatible development identified in this Plan, the Town will have regard for the following when evaluating any development proposal:

i. That the lands within the Environmental Protection Designation are protected. The design of any development adjacent to the Environmental Protection Designation shall include opportunities to enhance the ecological integrity of the natural heritage feature and its associated ecological functions;

ii. The boundaries of the Environmental Protection Designation shown on **Schedules 2** and **3** have been conceptually delineated. It is the intent of this Plan that their precise locations be determined in consultation with any agency having jurisdiction at the time of the consideration of specific development applications. An amendment to this Plan shall not be required to make minor modifications to the boundaries of the Environmental Protection Designation provided the overall intent of the Plan is maintained. However, an amendment shall be required to **Schedule 3**, when a boundary modification to a natural heritage resource area is deemed to constitute a major change. Any change to the Environmental Protection Designation shall be justified through an Environmental Impact Study.;

iii. That cultural heritage resources and cultural heritage landscapes are conserved. Where appropriate, cultural heritage resources may be incorporated into the design of the new development in a manner that conserves the integrity of the resource/landscape;

iv. That buildings and streetscapes are designed to create a sense of identity through architectural features, massing, site layout, orientation and landscaping;

v. That reverse frontage (back-lotting) abutting public streets and adjacent to public parks shall be discouraged. Alternatives to back-lotting that promote improved streetscapes and public safety will be encouraged, subject to the approval of the Town;

vi. That ecologically-appropriate (e.g., native, locally-sourced, site-appropriate plants, whenever possible) landscaping is provided to define and enhance biodiversity and the appearance of streets and associated pedestrian spaces, to buffer adjacent sensitive land uses, and to minimize the visual impact of parking, loading and storage areas;

vii. That landscape features are employed to establish an identifiable and well-conceived streetscape quality and street edge condition; and

viii. That utility networks, municipal servicing infrastructure and transportation systems have capacity to serve the proposed development and there are no adverse impacts on the Town's water, sewer, stormwater management and transportation systems.

b) All development applications shall be:

i. Consistent with the Urban Design Manual and/or any applicable Council Adopted Manual, Master Plan, Guideline, or Strategy,

ii Reviewed to ensure that they are designed to accommodate the provision of infrastructure needed to support the proposed use(s) and the provision of emergency services in an efficient, effective and timely manner;

iii. Subject to Site Plan Approval, unless otherwise exempted from Site Plan Approval by legislation, this Plan or the Site Plan By-law;

iv. Subject to the provisions of the Zoning By-law; and

v. Subject to an approved Secondary Plan or Block Plan where applicable, prepared in accordance with the policies of this Plan.

5.1.3 Land Uses Permitted in All Land Use Designations

a) Within all of the land use designations, with the exception of the Environmental Protection Designation, the following uses are permitted, subject to the relevant policies of this Plan:

i. Parks and open spaces and open space linkages/trails;

ii. Emergency services facilities;

iii. Municipal roads and sewer and water services;

iv. Stormwater management facilities;

v. Renewable and alternative energy systems; and

vi. Public and private utilities, including electricity or energy supply, storage, transmission and distribution systems, and telecommunication facilities, except for radiocommunications towers for which the location should be in accordance with any Council-approved Radiocommunications Protocol.

b) Notwithstanding a) above, within the Environmental Protection Designation and the Adjacent Lands Overlay, parks and open spaces, open space linkages/trails, municipal roads, sewer and water services, stormwater management facilities, and public/private utilities may be permitted, subject to the relevant policies of this Plan, including demonstration of no negative impacts on natural heritage features, functions, linkages and connections, to the satisfaction of the Town, in consultation with the Conservation Authority, and any other agency having jurisdiction, and provided no other reasonable alternative exists. Sewage treatment plants and water filtration plants shall also be subject to the policies of the Environmental Protection Designation and the Adjacent Lands Overlay

Emergency Service Facilities

c) The Town shall coordinate the efficient and effective provision of emergency services in a planned effort to keep pace with growth in consultation with service providers, including Fire, Police and Emergency Medical Services.

d) The Town shall consult with the emergency service providers with respect to the establishment of facility locations. Such facilities shall have convenient access to Arterial Roads, a close relationship to the intended service area and shall be integrated with the surrounding development, including appropriate architectural design, landscaping and buffering from residential buildings.

Renewable or Alternative Energy Systems

e) Renewable or alternative energy systems are subject to relevant Provincial legislation and regulations.

Public and Private Utilities

f) Permissions for Public and Private Utilities, including electricity or energy supply, storage, transmission and distribution systems, as well as telecommunication facilities are subject to any regulatory requirements, such as the provisions of the *Environmental Assessment Act*. The location of such uses shall be justified and compatible with surrounding land uses.

5.1.4 Land Uses Prohibited in All Designations

a) The following uses are prohibited in all land use Designations in this Plan:

i. Uses that are noxious, polluting, or produce or store hazardous substances;

ii. Uses that involve the management, recycling and/or storage of contaminated materials, unless otherwise permitted by the policies in this Plan;

iii. Uses that are prohibited pursuant to the provisions of the *Environmental Protection Act*; and

iv. Recreational vehicle park uses, other than in approved, site specific Official Plan Amendments or Zoning By-laws existing as of the date of adoption of this Plan, or in existing recreational vehicle parks.

b) The Zoning By-law shall incorporate general provisions setting out those uses which are prohibited in all zone categories.

5.1.5 Natural Heritage and Hazard Lands

a) Generally, all development will be directed outside of natural heritage features and functions, and hazardous lands or sites, except as in accordance with this Plan. Any development within hazardous lands or sites may require a permit from the applicable conservation authority and development may not occur in the absence of any required permit.

b) While every effort has been made to capture significant natural heritage features and functions within the Environmental Protection Designation or Adjacent Lands Overlay, ecosystems are complex, varied and evolving. It is recognized that some significant features may exist within other Designations. Should screening tools, site visits or other information indicate that significant natural heritage features and functions might exist on lands outside of the Environmental Protection Designation or Adjacent Lands Overlay and/or as justification for major development proposals, the Town may request further evaluation of the features through an Environmental Impact Study prepared by a qualified professional and demonstration of no negative impacts on the identified features or their functions. In such cases, the relevant policies of the Environmental Protection Designation or Adjacent Lands Overlay addressing Environmental Impact Study content, scoping, compensation and dedication shall apply.

c) While the flooding, erosion and dynamic beach hazards are addressed in the Environmental Protection Designation section of this Plan, it is recognized that other hazardous lands or hazardous sites such as steep slopes, unstable soils or bedrock, and hazardous forest types for wildland fire may exist within any Designation and may not be identified on schedules or appendices to this Plan. Should screening tools, site visits or other information indicate that hazardous lands and/or sites might exist on properties and/or as justification for major development proposals, the Town may request a Natural Hazards Assessment prepared by a qualified

professional demonstrating how the hazards are avoided or mitigated, including any additional risks resulting from the impacts of climate change.

d) Despite Section 5.1.5 c) development and site alteration may be permitted in those portions of hazardous lands and hazardous sites where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved:

i) development and site alteration is carried out in accordance with floodproofing standards, protection works standards, and access standards;
ii) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;
iii) new hazards are not created and existing hazards are not aggravated; and
iv) no adverse environmental impacts will result.

e) Despite Sections 5.1.5 c) and d) development of institutional uses including hospitals, long-term care or retirement homes, schools and day care facilities, essential services provided by fire, policy and ambulance stations and electrical substations, or uses associated with the disposal, manufacture, treatment or storage of hazardous substances are not permitted in hazardous lands or sites.

5.1.6 Wayside Pits and Quarries and Portable Asphalt Plants

a) Wayside pits and quarries and portable asphalt plants used on public authority contracts will be permitted in any land use designation on **Schedule 2** without requiring an amendment to this Plan, rezoning or development permit under the *Planning Act*. When reviewing an application for such a feature, the Town shall consider the following:

i. The site is not designated Environmental Protection on **Schedule 2** of this Plan;

ii. The use is in keeping with Provincial legislation, policies, and appropriate guidelines; and

iii. The proponent mitigates potential negative impacts of the extracts and/or operations on surrounding and/or sensitive land uses.

5.1.7 Contaminated Sites

a) A potentially contaminated site is land, or a building or structure located on the land, where it is reasonable to suspect that substances, either individually or collectively, are present which may pose an unacceptable risk to public health and safety or the natural environment. Commonly these sites have been impacted by past industrial or commercial use of the

property or nearby properties, and soil and/or groundwater on these sites does not meet applicable standards established by the Province.

b) The intent of this Plan is to provide some measure of assurance that the environmental condition of the land is protective of human health and the environment given the intended use of the land, and further that the ecological systems and natural features of the Town are being protected or improved. Flexibility shall be designed into the Town's development review process to identify the need for an assessment of environmental conditions as early in the process as possible, and that any required remediation may be deferred as late as practical, and even incorporated into the re-development, when permitted by other Regulations.

c) Where development is proposed on (or adjacent to) land that is known or suspected to be potentially contaminated, the proponent shall submit to the Town a Phase 1 Environmental Site Assessment (ESA) and any other available environmental reports. Final development approval will be subject to the review by the Town of the Phase 1 ESA and any other environmental reports, and determination that the information provided is complete and satisfactory. The level of sophistication and scope of an assessment will depend upon the findings, conclusions, and recommendations of the Phase 1 ESA conducted in accordance with appropriate Canadian standards.

d) If a Phase I ESA finds or suspects contamination, the proponent shall be required to prepare a Phase II ESA. A Phase II ESA is conducted to determine the location and concentration of one or more contaminants in the natural environment. A Phase II ESA is required for purposes of filing a Record of Site Condition for proposed changes of property use. A Phase II ESA must include planning and conducting a site investigation, interpreting and evaluating the information from the investigation, the preparation of a written report, and submission of the report to the Town.

e) If it is determined that remediation of the land is necessary, the remediation shall be undertaken in accordance with applicable Provincial standards. If it is determined that a Record of Site Condition (RSC) is required for the development of the land, the final posting of the RSC on the Environmental Site Registry is mandatory prior to any development occurring. The Town may apply a Holding "H" symbol on the zoning of the land until proof of the remediation is provided to the Town's satisfaction.

f) If a Phase II ESA confirms the need for a Phase III ESA, the proponent shall be required to prepare a Phase III Stage 1 Remedial Action Plan. The Phase III Stage 1 Remedial Action Plan shall be prepared by a qualified professional and submitted for review by the Town and concurrence by an independent peer reviewer prior to the approval of the planning application.

g) The Town may consider other relevant factors when determining the scope of the assessment of environmental conditions. This may include, but shall not be limited to such matters as the intended use for the land (sensitive uses versus non-sensitive uses) and the finding of previous assessments that may have been undertaken on the land or adjacent land. If development is proposed and the intended use of the land is already permitted by the Zoning By-law, the applicant may not be required to investigate the conditions of adjacent land as part of their assessment.

h) Any submitted assessments shall be completed by a professionally qualified person. The Town reserves the right to have any submitted assessments peer reviewed by its own retained and professionally qualified person. Any costs associated with the Town's peer review shall be borne by the applicant.

i) Where the Town requires or is otherwise accepting the conveyance of land forany purpose, the Town may demand evidence confirming that no contamination is present on the land being transferred. Alternatively, the Town may, at its sole discretion, accept evidence that the land has been remediated or otherwise be provided with a Record of Site Condition or Certificate of Property Use to the Town's decision to accept the land. Acceptance of land may be contingent on financial mechanisms to cover the cost of future monitoring.

j) The above policies do not apply to the closure of a landfill site that is required to meet closure conditions as part of an environmental compliance approval under the *Environmental Protection Act*.

5.1.8 Land Use/Built-Form Specific Policies

5.1.8.1 Low–Rise Buildings

a) Where Low-Rise Buildings are specifically identified as a permitted built form within any Designation in this Plan, the maximum building height shall be 3 storeys, or 11 metres in height, whichever is less. Built forms that are considered to be Low-Rise Buildings include:

i. Single detached, duplex and semi-detached dwellings;

ii. Triplex and four-plex dwellings;

iii. Street townhouse dwellings;

iv. Additional Residential Units;

v. Buildings with a mixture of uses; and

vi. Any other use that is accommodated in a building that is a maximum of 3 storeys, or 11 metres in height, whichever is less.

b) Low-Rise Buildings shall generally be located on Local Roads. New Low-Rise Buildings that are located adjacent to Highways, Arterial Roads, or Collector Roads will be required, wherever possible, to develop in a manner that will minimize direct access to such highways or roads.

c) Low-Rise Residential Buildings shall have a minimum density of 10 units per net hectare and a maximum density of 40 units per net hectare, excluding Additional Residential Units. For the purposes of this policy, net hectare means the identified residential property, less any lands within the Environmental Protection Designation, and less any lands used for utility corridors/pipelines, public or private road rights-of-way, lands identified for stormwater management facilities, and/or parks and open spaces dedicated to the Town.

5.1.8.2 Mid-Rise Buildings

a) Where Mid-Rise Buildings are specifically identified as a permitted use within any Designation in this Plan, they shall be a minimum height of 3 storeys. Mid-Rise Buildings shall be a maximum height of 8 storeys, or 27 metres, whichever is less. Built forms that are considered to be Mid-Rise Buildings include:

i. Block, stacked and street townhouses;

ii. Apartment buildings;

iii. Office buildings; and

iv. Mixed-use buildings.

b) The Town may identify sites for the development of Mid-Rise Buildings within the Zoning By-law. When a site specific Zoning By-law is under consideration to permit new Mid-Rise Buildings, the proposed development must meet the following criteria, to the satisfaction of the Town:

i. Be compatible and can be sensitively integrated with the surrounding land uses. Special measures, such as angular planes, increased building setbacks, or enhanced landscaped buffer strips may be required in order to ensure sensitive integration;

ii. Be on a site of suitable size for the proposed development, and provide adequate landscaping, amenity features, buffering, on-site parking and garbage pickup and recycling services;

iii. Be located in proximity to parks, open space and other community facilities, services and amenities;

iv. Have access to utilities and municipal service infrastructure that can adequately serve the proposed development;

v. Have frontage on a Collector or Arterial Road; and

vi. Have convenient access to an existing or planned public transit stop.

c) Mid-Rise Buildings shall be developed at a maximum density of 3.5 Floor Space Index (FSI). For the purposes of this policy, a FSI is the ratio of gross floor area of the proposed development to the net land area of the development site. For the purposes of this policy, net area means the identified property, less any lands within the Environmental Protection Designation, and less any lands used for utility corridors/pipelines, public or private road rights-of-way, lands identified for stormwater management facilities, and/or parks and open spaces dedicated to the Town.

d) For a Mid-Rise Building to achieve the identified maximum height, or density on any site, in any Designation in this Plan, the Town shall be satisfied that the building is compatible with, and can be sensitively integrated with the surrounding and abutting land uses. The key is the appropriate transition to adjacent uses and built forms and the Town shall require supporting studies, such as shadow assessments, and may implement special measures in the Zoning By-law, such as reduced building heights, angular planes, step backs, increased building setbacks, and/or enhanced landscape buffers to ensure sensitive integration.

e) The Town shall encourage the use of underground and/or structured parking facilities for Mid-Rise Buildings.

5.1.8.3 High-Rise Buildings

a) Where High-Rise Buildings are specifically identified as a permitted use within any Designation in this Plan, they shall be taller than 8 storeys or 27 metres in height, whichever is greater. The maximum height shall be 12 storeys, or 45 metres, whichever is less, except on the lands subject to the Poplar Regional Health and Wellness 'Village' MZO Overlay where the Minister did not impose a height restriction in metres (O. Reg. 525/22).

b) When a site specific Zoning By-law is under consideration to permit a new High-Rise Building, the proposed development must meet the following criteria, to the satisfaction of the Town:

i. Be compatible with, and can be sensitively integrated with the surrounding land uses and built forms.

ii. Be on a site of suitable size for the proposed development, and provide adequate landscaping, amenity features, buffering, on-site parking and garbage pickup and recycling services;

iii. Be located in proximity to parks, open space and other public service facilities, services and amenities;

iv. Have access to utilities and service infrastructure that can adequately serve the proposed development;

v. Have frontage on a Collector or Arterial Road; and

vi. Be located at highly accessible locations, generally within 250 metres of an existing or planned public transit stop and, where possible, within 500 metres of schools, commercial facilities and/or parks, open space and/or other community facilities, services and amenities.

c) High-Rise Buildings shall be developed at a maximum density of 7.0 FSI. For the purposes of this policy, a FSI is the ratio of gross floor area of the proposed development to the net land area of the development site. For the purposes of this policy, net area means the identified property, less any lands within the Environmental Protection Designation, and less any lands used for utility corridors/pipelines, public or private road rights-of-way, lands identified for stormwater management facilities, and/or parks and open spaces dedicated to the Town.

d) For a High-Rise Building to achieve the identified maximum height, or density on any site, in any Designation in this Plan, the Town shall be satisfied that the building is compatible with, and can be sensitively integrated with the surrounding and abutting land uses. The key is the appropriate transition to adjacent uses and built forms and the Town shall require supporting studies, such as shadow assessments, and may implement special measures in the Zoning By-law, such as reduced building heights, angular planes, step backs, increased building setbacks and/or enhanced landscape buffers to ensure sensitive integration.

e) The Town shall encourage the use of underground and/or structured parking facilities for High-Rise Buildings.

5.1.8.4 Additional Residential Units

a) Up to 4 residential dwelling units (1 dwelling unit and 3 Additional Residential Units) shall be permitted on any parcel of urban residential land that accommodates a single detached, semi-detached, or townhouse dwelling, all of which are called a ‘house’ for the purposes of this policy. For the purpose of this Plan and in accordance with the *Planning Act*, a parcel of urban residential land is a parcel of land on which residential use, other

than ancillary residential use, is permitted by By-law and is serviced by municipal water and wastewater services. Additional Residential Units may also be permitted on rural, commercial or institutional parcels of land in accordance with this Plan.

Where Additional Residential Units are specifically identified as a permitted use within a Designation in this Plan, they can be either within an existing/planned dwelling, or within an accessory detached building on a residential lot. Each specified parcel of urban residential land is permitted to have either attached or detached Additional Residential Units, as identified below, up to a maximum of 4 residential dwelling units (1 dwelling unit and 3 Additional Residential Units):

i. A maximum of 3 residential dwelling units within a house provided that all buildings and structures ancillary to the house contain no more than one residential unit;

ii. A maximum of 4 residential dwelling units within a house provided that no building or structure ancillary to the house contains any residential units; or

iii. A maximum of 2 residential dwelling units within a building or structure ancillary to the house if the house contains no more than 2 residential units and no other building or structure ancillary to the house contains any residential units.

b) Additional Residential Units shall only be created and used in accordance with the Zoning By-law. The Zoning By-law will establish such matters as but not limited to maximum height, minimum setbacks, parking requirements;

c) An Additional Residential Unit (detached) is permitted in a detached accessory building on a lot that includes a primary single detached, semi-detached, and/or townhouse dwelling, subject to conformity with the following policies:

i The detached building that accommodates the Additional Residential Unit (detached) shall be clearly subordinate to the primary building on the lot in terms of height and building footprint; and

ii. The property containing the Additional Residential Unit (detached) will be prohibited from being severed should the effect of the severance be to separate the primary dwelling and the accessory building(s) containing the Additional Residential Unit(s) on individual properties.

d) All Additional Residential Units shall conform with the Ontario Building Code, Fire Code, and any other applicable legislation, regulation, or

standard. Where additional Residential Units are proposed within the Rural Designation, they shall be in compliance with the minimum distance separation formulae.

e) Additional Residential Units may also be considered on lands without municipal services or in conjunction with a primary commercial or institutional use, in accordance with the Zoning By-law or through a site specific zoning by-law amendment.

5.1.8.5 Additional Needs Housing

a) Additional Needs Housing includes all types of residences licensed or funded under a Federal or Provincial statute for the accommodation of persons living under supervision and who, by reason of their age, emotional, mental, social, or physical condition, require a group living arrangement for their well-being.

b) Where Additional Needs Housing is specifically identified as a permitted use within a Designation in this Plan, it shall conform to the associated criteria for Low-Rise, Mid-Rise or High-Rise Buildings that are also identified as permitted within the Designation, subject to the Zoning By-law.

c) Small-scale Additional Needs Housing (generally accommodating less than 10 residents and staff) shall be subject to the provisions of the applicable Zoning By-law, and the satisfaction of the following criteria:

i. Any changes to a building resulting from the conversion to Additional Needs Housing shall be in keeping with the physical form and character of the surrounding neighbourhood; and

ii. Additional Needs Housing operators shall obtain a license in accordance with the requirements of the applicable authority.

d) Large-scale Additional Needs Housing (generally accommodating 10 or more residents and staff) shall be subject to the provisions of the applicable Zoning By-law, and the satisfaction of the following criteria:

i. The site is adjacent to, and has direct access to an Arterial or Collector Road;

ii. The site is located with convenient access to public service facilities;

iii. The lot size and configuration is sufficient to accommodate the building, required parking, green space and amenity areas;

iv. Any changes to a building resulting from the conversion to Additional Needs Housing shall be in keeping with the physical form and character of the surrounding neighbourhood;

v. Municipal property maintenance standards and all other relevant municipal regulations and standards shall apply to the Additional Needs Housing; and

vi. Additional Needs Housing operators shall obtain a license in accordance with the requirements of the applicable authority.

e) Large-scale Additional Needs Housing where the use includes specific health or life care services as the primary use, shall only be located within the Major Institutional Designation and shall be subject to specific regulations in the Zoning By-law, and provided that:

i. Adequate buffering, parking, and amenity areas can be provided on-site;

ii. The proposed site is located with frontage onto a Collector or an Arterial Road; and

iii. The proposed site is within 250 metres of an existing or planned public transit route and is in proximity to parks, community facilities and retail and service commercial facilities.

5.1.8.6 Live-Work Units

a) Live-work units have the potential to integrate small-scale service commercial, retail or office uses at-grade. Live-work units are typically in a street townhouse building and are subject to the associated development policies identified in this Plan. Where live-work units are specifically identified as a permitted use in any Designation in this Plan they shall provide:

i. Amenity areas and buffering with planting and/or fencing from adjacent residential dwellings; and

ii. Adequate parking and drop-off/pick-up facilities.

5.1.8.7 Home-Based Businesses

a) There are two forms of home-based businesses:

i. Home occupations are small scale operations conducted by persons in their own home and tend to be professional or personal services; and

ii. Home industries are typically carried out by the occupant of a property within accessory buildings on the property and may include professional or personal services, as well as artisan studios, maker

spaces, small scale manufacturing, processing or repair uses with limited retail operations.

b) Where home occupations are identified as a permitted use they shall only be permitted in accordance with the following policies, except for short-term accommodation uses which are subject to the policies of Section 5.1.8.8:

i. The use does not substantially alter the residential character of the property, and the use is compatible with the adjacent community;

ii. The use should be serviced by full municipal water supply and sanitary sewage disposal services. The use of a private water supply and/or a private sanitary sewage disposal system may be permitted where the adequacy of such services has been demonstrated;

iii. The use is primarily carried out within the dwelling unit, and can be appropriately accommodated within a residential structure;

iv. The use is clearly secondary to the primary use of the property as a residence in terms of floor space utilization;

v. The property is the principal residence of the person carrying on the home occupation use;

vi. Outside storage of goods, materials, or equipment related to the home occupation use shall not be permitted; and

vii. Compliance with on-site parking requirements, including parking for service vehicles such as trailers and commercially licensed vehicles and other provisions regulating home occupations in the Zoning By-law.

c) Where home industries are identified as a permitted use, they shall only be permitted in accordance with the following provisions:

i. The use does not substantially alter the residential character of the property, and the use is compatible with the adjacent community;

ii. The use should be serviced by full municipal water supply and sanitary sewage disposal services. The use of a private water supply and/or a private sanitary sewage disposal system may be permitted where the adequacy of such services has been demonstrated;

iii. The use is primarily carried out within an accessory building or structure separate from a residential dwelling on the same lot;

iv. The use is clearly secondary to the primary use of the property and shall not detract from the primary use of the property;

v. Only accessory retail sales of products directly produced by the home industry is permitted;

vi. The repair, storage or sale of motor vehicles is not considered to be a home industry; and

vii. Compliance with on-site parking requirements, including parking for service vehicles such as trailers and commercially licensed vehicles and other provisions regulating home occupations in the Zoning By-law.

d) The Zoning By-law may include additional provisions regulating home occupations and home industries. The Town may implement a Licensing By-law.

5.1.8.8 Short-Term Accommodation

a) Where a short-term accommodation, including bed and breakfast establishments, is permitted as a home occupation, the short-term accommodation shall only be permitted on the same lot as the principal residence of the short-term accommodation owner, and shall be subject to the provisions of the Zoning By-law and Licensing By-law to ensure that the Town is satisfied that:

i. The use does not substantially alter the residential character of the property, and the use is compatible with the adjacent community;

ii. The use is serviced by full municipal water supply and sanitary sewage disposal services. The use of a private water supply and/or a private sanitary sewage disposal system may be permitted where the adequacy of such services has been demonstrated to the satisfaction of the Town;

iii. Adequate off-street parking shall be provided in accordance with the Zoning By-law; and

iv. No short-term accommodation shall be established unless a license is issued by the Town. The Town may limit the number of licenses available to encourage a balance between long-term and short-term accommodations.

5.1.8.9 Day Care Facilities

a) Where day care facilities are identified as a permitted use in a Designation in this Plan, they shall be permitted subject to specific regulations in the Zoning By-law and in accordance with the following policies:

i. The use will not cause any traffic hazards or an unacceptable level of congestion on surrounding roads;

ii. The use is intended to serve and support the surrounding residential area; and

iii. The site is large enough to accommodate the building, on-site play areas, parking and pick-up/drop-off facilities and appropriate buffering, where required.

5.1.8.10 Small-Scale Places of Worship

a) Where small-scale places of worship already exist, or are specifically identified as a permitted use in a Designation in this Plan, they shall have the capacity to accommodate a congregation of 200 people or less and shall be permitted through a site specific Zoning By-law, subject to the following criteria:

i. The use will not cause any traffic hazards or an unacceptable level of congestion on surrounding roads; and

ii. The site is large enough to accommodate the building, on-site parking areas and appropriate amenity areas and buffering, where required.

5.1.8.11 Neighbourhood Supporting Uses

a) Where identified as a permitted use, neighbourhood supporting uses may be permitted through a site specific Zoning By-law, and may include:

i. Artisan establishments, studios and craftsman shops (maker spaces);

ii. Business offices;

iii. Health care offices and clinics; and

iv. Convenience retail, personal service establishments and restaurants.

b) The Town will encourage the integration of neighbourhood supporting uses with residential uses in mixed-use developments, or in mixed-use buildings, where appropriate and desirable. Neighbourhood supporting uses shall be encouraged to locate on the ground floor, with residential uses located above the ground floor. The Town shall consider the following criteria when evaluating a site specific Zoning By-law application to permit neighbourhood supporting uses:

i. The use is considered small-scale, generally having a Gross Floor Area of less than 300 square metres per each individual use;

ii. The use will contribute to a walkable and complete community;

iii. Parking and servicing areas shall be located at the side or rear of buildings, and appropriately screened from adjacent residential development;

iv. Distinct parking areas shall be provided for the residential uses and neighbourhood supporting uses in mixed-use buildings and developments, and the use of underground and/or structured parking facilities will be encouraged. Parking requirements, including requirements for bicycle parking, shall be identified in the Zoning By-law;

v. Neighbourhood supporting uses shall generally be:

> Located at an intersection of Collector Roads, Collector/Arterial Roads, or Arterial Roads;

> Provided with shared access to those roads where feasible, in accordance with the requirements of the Town or County;

> Clustered to create a neighbourhood focal point and to facilitate access by all forms of active transportation; and

vi. Clustered neighbourhood supporting uses including development in a plaza format shall generally not exceed a combined Gross Floor Area of 900 square metres and may include a maximum of 3 individual permitted uses, subject to the provisions of a Zoning By-law.

5.1.8.12 Public Service Facilities

a) Where public service facilities are specifically permitted within a Designation in this Plan, they shall be subject to specific regulations in the Zoning By-law and in accordance with the following policies:

b) Public service facilities include facilities designed to meet the recreational, health, social, educational, self-directed learning, and cultural needs of the residents including schools, public libraries, museums, long-term care services, cultural centres, or other similar uses. The Town will work with community organizations to ensure that provision is made for such facilities in appropriate locations to serve the residents' needs.

c) In determining appropriate locations for public service facilities, the Town shall have regard for the type of service provided by the facility, recognizing that some uses will serve a localized population, while others will serve the whole or large portions of the Town, as well as tourists and other visitors.

d) Where public service facilities are specifically permitted within a Designation in this Plan, they will be subject to the specific regulations in the Zoning By-law. It is desirable that public service facilities be clustered together or co-located in community hubs and/or along with parks and open spaces as appropriate to promote cost-effectiveness and facilitate service integration. The development of public service facilities shall be subject to the following criteria:

i. The use will not cause any traffic hazards or an unacceptable level of congestion on surrounding roads;

ii. The site is large enough to accommodate the building, on-site parking areas and appropriate amenity areas and buffering, where required; and

iii. Direct access shall be maximized to community facilities from all parts of the surrounding community through a comprehensive active transportation network to the extent feasible.

e) As educational facilities, elementary and secondary schools are considered as public services facilities. Elementary schools, due to their typically smaller scale and impact may be established in any designation where public services facilities are permitted, subject to a zoning by-law amendment. Secondary schools are usually space-extensive, have a greater impact on surrounding uses and therefore would typically proceed through an official plan amendment in accordance with the Major Institutional policies of this Plan. However, the nature, structure and built form of schools is evolving and the Town may, based on the site-specific elements of any school proposal, determine the appropriate land use planning process that is required, in consultation with the applicable School Board and any other authority with jurisdiction, without amendment to this Plan.

5.2 Residential Community Areas

a) **Schedule 1** identifies Residential Community Areas and Greenfield Residential Community Areas that incorporate the elements of the Town that are focused on primarily residential land uses, but also include community facilities, parks, institutional uses and small-scale retail and service commercial uses that support local residents. These Residential Community Areas in Collingwood are diverse, ranging from stable historic districts to recently constructed subdivisions, to new neighbourhoods that are still in the planning approvals stage.

b) The Residential Community Areas include the following land use designations, as identified on **Schedule 2**:

i. Existing Neighbourhoods Designation;

ii. Future Neighbourhoods Designation;

iii. Major Institutional Designation; and

iv. Parks and Open Space Designation.

5.2.1 The Existing Neighbourhoods Designation

5.2.1.1 Intent

a) The Existing Neighbourhoods Designation in Collingwood, identified on **Schedule 2**, is expected to continue to accommodate attractive neighbourhoods which will provide for a variety of residential forms, as well as neighbourhood facilities such as elementary schools, parks, places of worship and convenience commercial uses integral to and supportive of a residential environment. In addition, a variety of housing types are needed to meet the needs of a diverse population. Opportunities to provide housing for individuals or groups with special needs including those with special physical, social or economic needs within the Town will be encouraged.

b) It is the intent of this Plan to protect and enhance the existing neighbourhoods within Collingwood, while managing their ongoing evolution, including opportunities for sensitive and compatible intensification (i.e. gentle density). It is also the intent of the Town to recognize existing neighbourhoods as areas that consist of primarily low-rise residential house forms that have limited potential to accommodate significant levels of intensification, but that are prime candidates for the introduction of Additional Residential Units and home-based businesses, and intensification of an appropriate form and scale.

5.2.1.2 Permitted Built Form/Uses

a) Development within the Existing Neighbourhoods Designation may be within Low-Rise and Mid-Rise Buildings.

b) The following uses may be permitted on lands within the Existing Neighbourhoods Designation, as shown on **Schedule 2**, subject to the relevant policies of this Plan:

i. Residential units in Low-Rise and Mid-Rise Buildings;

ii. Additional Residential Units;

iii. Additional Needs Housing;

iv. Live-work Units;

v. Home-Based Businesses;

vi. Short-term Accommodations;

vii. Day Care Facilities;

viii. Small-Scale Places of Worship;

ix. Neighbourhood Supporting Uses; and

x. Public Service Facilities.

c) In addition to the identified list of permitted uses, uses accessory to any of the identified permitted uses are also permitted.

d) The list of permitted uses may be further refined through the Zoning By-law to ensure that new development is appropriate in the context of the adjacent and surrounding community.

5.2.1.3 General Development Policies

Intensification

a) The Town will continue to support intensification within the Existing Neighbourhoods Designation. Intensification initiatives will focus primarily on modest residential infill, small scale redevelopment, and additional/accessory residential units, in accordance with the policies of this Plan and consistent with the associated Urban Design Manual.

b) The following policies anticipate the potential for modest residential intensification within the Existing Neighbourhoods Designation in Collingwood:

i. Avoid parking, driveways and garages along street frontages, including designs that would lead to parking on the boulevard; these shall be located away from public view and preferably internal to the site, screened by buildings and active transportation infrastructure shall be provided where possible or justifiable by the use and scale of development;

ii. Buildings shall be placed to create a continuous street wall; the setback distance shall be determined with reference to the setback distances of adjacent buildings and provide sufficient transition from private front yards to the public street;

iii. The massing and scale of the development shall be compatible with the existing and planned context;

iv. Main entries shall be located on the front of the building/unit and shall be highlighted in the architectural design;

v. Ensure that end/corner units display the same level of architectural detail and articulation as that of the main front elevation;

vi. The interface between the front yard and the sidewalk shall be designed with a combination of low fencing, stone walls and/ or hedges and shrubs that enhance the character of the streetscape; and

vii. Detailed landscape treatments shall be coordinated with the main building materials and create a year-round visually appealing presence along the street.

Compatibility

c) The Town shall encourage compatible development throughout the Existing Neighbourhoods Designation by supporting development applications that conform to the relevant policies of this Plan, and are consistent with the associated Urban Design Manual.

d) All development shall be adequately regulated by suitable provisions in the Zoning By-law to ensure that it is compatible with existing development in proximity. Where appropriate, historic streetscape patterns such as block lengths, building heights, setbacks, and separations will be maintained.

Required Parkland

e) All developments within the Existing Neighbourhoods Designation shall be required to provide public parkland, or cash-in-lieu of parkland, in accordance with the Town's Parkland Dedication By-law. Public parkland shall be provided subject to the following:

i. Public Lands dedicated for public open space shall be subject to the Town's Parkland Development Standards prior to the conveyance in a manner satisfactory to the Town; and/or

ii. Where cash-in-lieu of parkland is accepted for development within the Existing Neighbourhoods Designation, the funds generated shall be used to provide additional public parkland in proximity to the subject development, or for the aesthetic and/or functional improvement of existing public parkland areas in proximity to the subject development.

Cultural Heritage

f) The Town shall conserve and enhance, where possible and appropriate, the historic architectural character found within the Existing Neighbourhoods Designation, particularly focusing on the pedestrian scale and design of the buildings and streetscapes, and the arrangement of windows and treatments on the building facades. Existing listed and designated cultural heritage resources within the Existing Neighbourhoods Designation are identified in **Appendix I**, and are subject to the Cultural Heritage policies of this Plan. Heritage-related design policies for new development within the Existing Neighbourhoods Designation include:

i. New buildings shall relate to the traditional building stock, either through a traditional style that reflects the character of the area, or a more contemporary style that sets them apart from and highlights heritage buildings through a defined contrast and juxtaposition. Designs shall provide a clear distinction between ‘new’ and ‘old'; and

ii. Façade designs shall reference the articulation of neighbouring historic buildings, with respect to vertical and horizontal elements, including the rhythm and proportion of its main architectural elements.

5.2.2 The Future Neighbourhoods Designation

5.2.2.1 Intent

a) It is the intent of the Town to promote well-designed and attractive residential neighbourhoods throughout Collingwood. The Future Neighbourhoods Designation, identified on **Schedule 2**, will include an appropriate range and mix of housing types, parks and open space features, and an array of community facilities. The Future Neighbourhoods Designation will include provisions for the establishment of Neighbourhood Centres.

5.2.2.2 Permitted Built Form/Uses

a) Development within the Future Neighbourhoods Designation may be within Low-Rise, Mid-Rise, and High-Rise Residential Buildings.

b) The following uses may be permitted on lands within the Future Neighbourhoods Designation, as shown on **Schedule 2**, subject to the relevant policies of this Plan:

i. Residential units in Low-Rise, Mid-Rise, and High-Rise Residential Buildings;

ii. Additional Residential Units;

iii. Additional Needs Housing;

iv. Live-work Units;

v. Home-Based Businesses;

vi. Short-term Accommodations;

vii. Day Care Facilities;

viii. Small-Scale Places of Worship;

ix. Neighbourhood Centres;

x. Neighbourhood Supporting Uses; and

xi. Public Service Facilities.

c) In addition to the identified list of permitted uses, uses accessory to any of the identified permitted uses are also permitted.

d) The list of permitted uses may be further refined through the Zoning By-law to ensure that new development is appropriate in the context of the adjacent and surrounding community.

5.2.2.3 General Development Policies

A Range and Mix of Housing Types

a) The Town shall permit the development of a range and mix of housing types, as well as appropriate neighbourhood supporting land uses, in accordance with the policies of this Plan and consistent with the Urban Design Manual and applicable Secondary Plans, where required.

Comprehensive Planning

b) The Town shall generally require a Secondary Plan or a Block Plan, prior to the approval of any development application - Draft Plan of Subdivision/Condominium Description or Zoning By-law Amendment - within any of the Designated Greenfield - Residential Community Areas identified on **Schedule 1**. The determination of whether a Secondary Plan or a Block Plan is required shall be to the satisfaction of the Town based on an assessment of the scale of the proposed development, its proximity to other lands expected to be developed, and the general complexity of the issues that need to be resolved.

Neighbourhood Centres

c) Permitted Neighbourhood Centres shall be centrally located within each of the Greenfield Residential Community Areas identified on **Schedule 1,** and shall be further defined through the Secondary Plan or Block Plan process. Generally, a Neighbourhood Centre shall:

i. Be located at an intersection, where at least one road is a Collector or Arterial Road; and

ii. Be within a walking distance of 5 to 10 minutes for most of the residents of the defined Greenfield Area, and of a transit stop.

d) Within a Neighbourhood Centre, the mix of uses shall be compatible and sensitively integrated with the surrounding residential uses in terms of building mass, height, setbacks, orientation, privacy, landscaping, shadow casting, accessibility, and visual impact. In addition to the residential uses permitted within a Neighbourhood Centre, at least one of the following additional land uses shall be required:

i. A local convenience retail store use with up to 300 square metres of non-residential Gross Floor Area per Neighbourhood Centre. Apartment units may be permitted above the ground floor at the rear or to the side of the local convenience store; and/or

ii. Institutional uses and community facilities which provide services to the neighbourhood.

Parkland Required

e) All developments within the Future Neighbourhoods Designation shall be required to provide public parkland, or cash-in-lieu of parkland. Public parkland shall be identified through the Secondary Plan or Block Plan process and shall be provided within each of the Greenfield Residential Community Areas identified on **Schedule 1**, subject to the following:

i. Public open space to be dedicated shall be subject to the Town's Parkland Development Standards, prior to conveyance in a manner satisfactory to the Town;

ii. The first priority for parkland dedication is the achievement of new public parks within the Future Neighbourhoods Designation; and/or

iii. Where cash-in-lieu of parkland is accepted for development on lands within the Future Neighbourhoods Designation, the Town shall use the funds to provide public parkland elsewhere within the Future Neighbourhoods Designation where the funds were generated, or for the aesthetic and/or functional improvement of existing public parkland areas.

5.2.2.4 Design Policies

General

a) These policies apply to the development of lands within the Future Neighbourhoods Designation located around the perimeter of the existing built up area of Collingwood. They provide a framework for design that enhances the existing character of the community and promotes best practices in urban design.

Development abutting Natural Features

b) The following policies apply to lands that abut the Environmental Protection Designation as it is defined on **Schedule 2**. In addition, all of the relevant policies for the Natural Heritage System of this Plan shall apply. It is a policy of the Town to:

i. Protect and incorporate the lands within the Environmental Protection Designation as an integral part of the neighbourhood's structure;

ii. Create views and vistas to natural heritage features, parks, and open spaces through the location, arrangement, and configuration of streets and blocks;

iii. Locate parks and open spaces prominently, with adjacency or strong connections to the natural heritage system and trail network; and

iv. Back-lotting of the natural heritage features shall be discouraged and avoided where possible.

Sustainability

c) Development within the identified Future Neighbourhood Designation, as identified on **Schedule 2** is encouraged to be developed in conformity with any sustainable development standards adopted by the Town and the following:

i. The principles of LEED-ND (Leadership in Energy and Environmental Design – Canada) as they evolve, or some other equivalent; and

ii. Building orientation to maximize potential for passive and active solar energy.

Neighbourhood Layout

d) Future Neighbourhoods shall be designed to:

i. Create a connected, pedestrian-oriented and highly interconnected street and block pattern, with connections to adjacent communities and to community amenities/ destinations;

ii. Locate key destinations such as retail and service commercial uses, parks, and schools within a 5 minute walk (400 metre radius) of most residents;

iii. Limit development blocks to no more than 180 metres in length. Blocks that are longer than this in length shall include mid-block landscaped pedestrian links of at least 6 metres in width;

iv. Provide appropriate transition to/integration among adjacent uses/built forms;

v. Changes in land use, lotting and built form shall generally occur along a rear lot line so that similar uses and forms shall frame both sides of a street;

vi. Back-lotting of parks and open spaces shall be avoided;

vii. Locate built form and public space to create gateways to the neighbourhood;

viii. Locate higher density forms of development at prominent locations such as around parks, neighbourhood centres, adjacent to Collector and Arterial Roads, and at defined gateways;

ix. Encourage built form that is a minimum of three storeys in height around parks, neighbourhood centres and at prominent locations;

x. Avoid parking, driveways and garages along street frontages, including designs that would lead to parking on the boulevard; these

shall be located away from public view and preferably internal to the site, screened by buildings; and

xi. Pedestrian and cycling facilities shall be provided with access from all parts of the surrounding community through a comprehensive active transportation network.

Road Pattern

e) Future Neighbourhood road layouts shall be designed to:

i. Include the appropriate number of connections to surrounding Collector and Arterial Road network;

ii. Connect to existing road stubs that abut the planned neighbourhood;

iii. Provide multiple future road connections to abutting undeveloped areas;

iv. Provide a well-connected internal road network designed to calm through traffic; and

v. Ensure publicly accessible open spaces such as parks, stormwater management facilities, and the Natural Heritage System have significant frontage on internal public roads.

5.2.3 The Major Institutional Designation

5.2.3.1 Intent

a) The Major Institutional Designation includes institutional uses that are of a Town-wide or regional scale within the Town. Major Institutional uses are intended to be integrated into the Town fabric and are a crucial part of a complete community.

5.2.3.2 Permitted Uses

a) Permitted uses within the Major Institutional Designation, as identified on **Schedule 2**, may include:

i. All large-scale public service facilities, including schools, post-secondary educational facilities and hospitals;

ii. Large-Scale Additional Needs Housing; and

iii. Large-Scale Places of Worship.

b) In addition to the identified list of permitted uses, uses accessory to any of the identified permitted uses are also permitted.

c) The list of permitted uses and specific development standards may be further refined through the Zoning By-law to ensure that new development is appropriate and compatible in the context of the adjacent and surrounding community.

5.2.3.3 Land Use/Built Form Specific Policies

Schools and Post-Secondary Educational Facilities

a) Schools and post-secondary educational facilities may be permitted in the Major Institutional Designation, subject to specific regulations in the implementing Zoning By-law and in accordance with the following policies:

i. School sites shall be provided in accordance with the standards of the appropriate Board of Education, where applicable;

ii. The development of a school or post-secondary educational facility and associated student housing, in conjunction with municipal parkland and other community facilities/services may be considered, so that a complementary integration of lands and facilities may be achieved;

iii. The coordinated use of recreational facilities located within a school or post-secondary educational facility, or on associated properties will be encouraged;

iv. The proposed site is within 250 metres of an existing or planned public transit route and is in proximity to parks, the active transportation network and community facilities. Post-secondary educational facilities should also be in proximity to retail and service commercial uses;

v. The proposed site generally has frontage onto a Collector Road or an Arterial Road, with exceptions considered for elementary schools;

vi. Adequate amenity areas, parking and pick-up/drop-off facilities for automobiles and buses shall be provided on site; and

vii. Pedestrian and cycling facilities shall be provided on site, and direct access shall be provided schools and post-secondary educational facilities from all parts of the surrounding community through a comprehensive active transportation network.

Large-Scale Places of Worship

b) New large-scale places of worship have the capacity to accommodate a congregation of greater than 200 people. Large-scale places of worship may be located in the Major Institutional Designation subject to specific regulations in the Zoning By-law, and provided that:

i. The site has frontage onto a Collector or Arterial Road;

ii. The use will not cause any traffic hazards or an unacceptable level of congestion on surrounding roads;

iii. The site is large enough to accommodate the building, on-site parking and appropriate amenity areas and buffering, where required; and

iv. Direct access shall be provided to places of worship from all parts of the surrounding community through a comprehensive active transportation network.

Hospitals

c) The existing Collingwood General and Marine Hospital is identified as a permitted use within the Major Institutional Designation. New hospital facilities that are not incorporated within the existing site may be permitted in the Major Institutional Designation or Poplar Regional Health and Wellness 'Village' MZO Overlay subject to specific regulations in the Zoning By-law *or O. Reg. 525/22* (MZO) and in accordance with the following policies:

i. The proposed site is within 250 metres of an existing or planned public transit route and is in proximity to parks, community facilities and retail and service commercial uses;

ii. The proposed site has frontage onto a Collector Road or an Arterial Road;

iii. Adequate amenity areas and pick-up/drop-off facilities shall be provided on-site and are encouraged to be located in structures where feasible; and

iv. Direct access shall be provided to hospital facilities from all parts of the surrounding community through a comprehensive active transportation network.

5.2.4 Health Service Overlay

5.2.4.1 Intent

a) The Town of Collingwood's role as a regional service centre encompasses health care. The Collingwood General and Marine Hospital on Hume Street provides health care to residents of Collingwood and the surrounding municipalities. It is a policy of this Plan to encourage a broader range of health services to be located on lands that are close to the hospital. The Health Services Overlay is identified on **Schedule 2**.

5.2.4.2 Permitted Uses

a) In addition to the uses permitted by the underlying Designations, lands identified as within the Health Services Overlay may also include a broad range of health care services that may be located within free standing structures or multi-tenant buildings. The permitted uses include, but are not limited to:

i. Medical clinics;

ii. Health care offices, including offices for physicians, dentists and therapists;

iii. Special care or treatment facilities;

iv. Medical diagnostic and testing facilities;

v. Other health care facilities;

vi. Pharmacies; and

vii. Extended care residential facilities.

b) In addition to the identified list of permitted uses, uses accessory to any of the identified permitted uses are also permitted.

c) The list of permitted uses and specific development standards may be further refined through the Zoning By-law to ensure that new development is appropriate and compatible in the context of the adjacent and surrounding community.

5.2.4.3 General Development Policies

a) In order for new uses within the Health Services Overlay to complement the Town, an urban design report and landscape plan will be prepared, by qualified professionals, which shall be acceptable to the Town and consistent with the Urban Design Manual.

b) All permitted uses shall provide adequate off-street vehicle parking.

c) To ensure orderly development, the implementing Zoning By-law shall establish building locations and minimum sizes, access, parking requirements, municipal services, buffering and other requirements to reduce impacts on adjacent residential land uses, and any other matters as determined by Council.

d) Any permitted uses and/or built forms shall not interfere and generally protect the flight path for emergency air ambulance services.

5.2.5 The Parks and Open Space Designation

5.2.5.1 Intent

a) Parks and Open Spaces are a valuable resource to the community and contribute to the quality of life in Collingwood. The intent of the Parks and Open Space Designation is to provide for a comprehensive and connected open space system of parks, multi-use pathways and trails that increase the opportunities for recreation and general enjoyment of the community, including but not limited to:

i. Providing public access to green spaces and the waterfront;

ii. Offering spaces for active and passive recreation;

iii. Connecting neighbourhoods and destinations;

iv. Supporting active transportation; and

v. Providing opportunities for environmental enhancement and climate resiliency.

5.2.5.2 Permitted Built Form/Uses

a) Parks and open space uses are permitted in all Designations in this Plan, and smaller elements of the parkland system may not necessarily be identified on any of the Schedules of this Plan. Larger elements of the parkland and open space system are identified on **Schedule 2** as being within the Parks and Open Space Designation. Permitted uses in the Parks and Open Space Designation may include:

i. Regional Parks;

ii. Community Parks;

iii. Waterfront Parks;

iv. Neighbourhood Parks;

v. Urban Greens or Pocket Parks;

vi. Trails and Greenways;

vii. Private recreational facilities including golf courses, sports clubs/academies;

viii. Cemeteries;

ix. Public Service Facilities; and

x. Marinas.

b) Accessory buildings and structures, and limited commercial uses which serve the main permitted use may be permitted subject to the relevant policies of this Plan, and the requirements of the Zoning By-law.

c) The list of permitted uses may be further refined through the Zoning By-law to ensure that new parks, open spaces and cemeteries are appropriate in the context of the adjacent and surrounding community.

d) Specific requirements for each type of permitted municipal park are found within the Parks, Recreation, and Culture Master Plan or its successor.

5.2.5.3 General Development Policies

a) The lands within the Town's parkland system, including those lands identified as within the Parks and Open Space Designation on **Schedule 2**, shall be developed consistent with the Council adopted Parks, Recreation and Culture Master Plan, as well as any other relevant policies of this Plan.

b) Parkland dedication will occur in accordance with the provisions of the *Planning Act*, the polices of this Plan, and the Town's Parkland Dedication By-law.

c) Where a Parks and Open Space Designation is applied to privately owned lands, it shall not imply that the lands are free and open to the general public. Further, it shall not imply any obligation for the Town, or any other public agency, to purchase the lands.

d) All buildings and structures within the Parks and Open Space Designation shall generally be identified as Low-Rise Buildings, unless otherwise permitted by the Zoning By-law.

e) Buildings, structures, and uses associated with a Cemetery use may be permitted, subject to the Zoning By-law. The establishment of new cemeteries, or the enlargement of existing cemeteries, shall have regard for:

i. Driveway access to the road system in a manner which does not create traffic hazards;

ii. Provision of adequate on-site parking facilities; and

iii. Screening and landscaping to complement the plot plan and provide a buffer to adjacent land uses, where necessary.

f) The conversion of existing golf courses or other private recreational spaces in the Parks and Open Space Designation for future urban growth is not anticipated to meet the minimum growth management targets of this Plan. However, if there is a suitable location within the built boundary that represents infill or a logical extension of existing developed areas, supports efficient use of land, infrastructure and public service facilities, and enhances the development of complete communities, such conversion may be considered with appropriate justification. Any proposal for conversion for urban forms of development must:

- be supported by studies and documentation demonstrating the suitability for conversion in the context of Provincial, County and Town policies or interests, including rationale that the conversion provides equal or greater contributions to a complete community and locally identified community needs compared to existing lands designated for urban development;

- demonstrate that the subject lands proposed for conversion are surplus to the continued operation of a golf course or other private recreational use; and

- recognizes the importance of green open spaces to the community through the design of development proposals and applications.

Such conversion to urban forms of development shall be subject to an amendment to this Plan through a comprehensive planning process further to Sections 7.1.2.3 and 7.1.2.4.

g) The Town is considering the future of the Grain Terminals and surrounding lands. A future Amendment to this Plan may be required to facilitate the community's vision for that area.

5.3 Strategic Growth Areas

a) Strategic Growth Areas include the areas of the Town that are expected to intensify over time and include a mixture of residential, retail and service commercial uses, as well as offices. The Strategic Growth Areas are to be

the focus for intensification and are to accommodate mixed-use forms of development that include a mixture of uses within each Designation, a mixture of uses on individual development blocks and a mixture of uses within buildings. The Strategic Growth Areas are expected to be supportive of an enhanced transit system throughout the Town. The Strategic Growth Areas in Collingwood include:

i. The Downtown Core Designation;

ii. The Mixed-Use Corridor I Designation;

iii. The Mixed-Use Corridor II Designation; and,

iv. The Regional Commercial District Designation.

5.3.1 The Downtown Core Designation

5.3.1.1 Intent

a) The Downtown Core Designation, as identified on **Schedule 2**, along Hurontario Street from the waterfront to Fifth Street is Collingwood's historic centre and is identified, in part, as a Heritage Conservation District. The Downtown Core is expected to function as an attractive regional destination for residents, tourists and the traveling public and will provide opportunities for the arts and culture community, and for housing options in mid-rise forms in mixed-use buildings. This Plan will ensure that retail facilities are planned to continue as a major commercial use in the Downtown Core. Stores will serve the day-to-day needs of local and seasonal residents, as well as opportunities for comparison and specialty shopping. The Downtown Core shall be planned to:

i. Be the cultural, entertainment and administrative heart of the Town, a key shopping district, and a destination for residents, tourists and businesses;

ii. Promote economic revitalization within the context of historic preservation, recognizing the potential for adaptive re-use, redevelopment and intensification. Existing buildings with heritage value shall be conserved or restored in accordance with the Downtown Heritage District Plan;

iii. Be a great neighbourhood that accommodates a broad range of housing types and tenures for residents, and contributes substantially to a complete, healthy, and sustainable community;

iv. Attract investment in institutional uses including post-secondary educational facilities, regionally-focused public services, as well as a

full range of health care, commercial, recreational, cultural and entertainment uses;

v. Serve as a focus for office employment that will attract provincially, nationally, and internationally significant employers, recognizing that space extensive uses would be directed to dedicated employment designations;

vi. Include a hierarchy of urban park spaces, and the Town's multi-use pathway and trail network;

vii. Provide for strong public realm linkages to the waterfront;

viii. Act as a hub for local, regional and interregional transit, and to accommodate and support transit infrastructure; and

ix. Provide the community services, amenities and infrastructure that will attract population and employment growth.

5.3.1.2 Permitted Built Form/Uses

a) Development within the Downtown Core Designation shall be primarily in Mid-Rise Buildings. In addition, the Town shall consider any policies and guidelines that are applicable to the Downtown Heritage Conservation District that is identified in **Appendix I**.

b) The diversity of land uses permitted within the Downtown Core Designation shall foster the health and continued growth of the Downtown, while conserving and enhancing cultural heritage resources and community identity. Downtown Collingwood shall continue to grow and develop with the following permitted uses, subject to the relevant policies of this Plan:

i. Retail and service commercial uses;

ii. Restaurants;

iii. Farmer's Markets;

iv. Artisan studios and maker spaces;

v. Hotels, including ancillary uses;

vi. Convention/conference facilities;

vii. Private clubs;

viii. Office uses;

ix. Cultural, entertainment and recreational uses;

x. Public service facilities;

xi. Major institutional uses;

xii. Small-scale places of worship;

xiii. Day care facilities;

xiv. Residential Apartments, including Additional Needs Housing, in Mid-Rise Buildings; and

xv. Commercial and/or accessory parking facilities at-grade and/or in structures.

c) In addition to the identified list of permitted uses, the following may also be permitted within the Downtown Core Designation:

i. Uses accessory to any of the identified permitted or legal non-conforming uses including Additional Residential Units; and

ii. Pop-up uses and activities. The Town shall establish policies and procedures to facilitate and regulate the establishment of pop-up uses and activities.

d) Where existing residential uses in Low-Rise Buildings legally existed as of the date of approval of this Plan exist within the Downtown Core Designation, they may be recognized in the Zoning By-law and reconstruction, extensions and/or the construction of accessory buildings on their existing lots of record may be permitted in accordance with any other applicable policies of this Plan. Additional Residential Units, home-based businesses and short-term accommodations are also permitted, subject to the provisions of the Zoning By-law.

e) The following uses are specifically prohibited within the Downtown Core Designation:

i. Drive-through commercial and/or restaurant facilities;

ii. Commercial uses requiring extensive storage areas such as retail warehouses and building supply and lumber yards;

iii. New Low-Rise Residential Buildings, including single-detached, semi-detached and townhouse dwellings;

iv. Adult entertainment establishments;

v. Auto-oriented land uses including motor vehicle sales, motor vehicle gas stations and car washes, and

vi. Office uses located on the first floor of buildings with frontage on to Hurontario Street between First Street and Hume Street. Office uses that legally existed at the date of approval of this Plan may be recognized in the Zoning By-law and reconstruction, extensions, re-leasing, and/or the construction of accessory buildings on their existing lots of record may be permitted in accordance with any other applicable policies of this Plan.

f) The list of permitted uses, and/or specifically prohibited uses may be further refined in the Zoning By-law to ensure that new development is appropriate in the context of the adjacent and surrounding community in terms of the size, type, and/or phasing of uses.

5.3.1.3 General Development Policies

Intensification

a) The Town will continue to support intensification and rehabilitation within the Downtown Core Designation. The Downtown Core Designation is planned to accommodate significant intensification through redevelopment opportunities, with a focus on vacant or under-utilized lands.

b) It is envisioned that the Downtown Core Designation will develop as a mixed-use community, where new residents in Mid- to High-Rise mixed-use buildings will have access to nearby jobs and services. The intensifying residential community will provide an expanded market for commercial and cultural uses in Downtown Collingwood.

Compatibility

c) The Town shall encourage compatible development, redevelopment, and rehabilitation throughout the Downtown Core Designation by supporting development applications that conform to the policies of this Plan and are consistent with the associated Urban Design Manual, the Downtown Collingwood Heritage Conservation District Plan, and any applicable Master Plan, including a future Downtown Master Plan. Further, the Site Plan Control policies of this Plan shall apply to all development applications in the Downtown Core Designation.

d) All development shall be adequately regulated by suitable provisions in the Zoning By-law to ensure that it is compatible with existing development in proximity. Where appropriate, historic streetscape patterns such as block lengths, building heights, setbacks, and separations will be maintained.

Building Height

e) In addition to the policies for Mid-Rise Buildings in this Plan, the height, massing, and layout of buildings within the Downtown Core Designation shall be oriented to a pedestrian scale. The following building height policies apply:

i. All new development within the Downtown Core Designation shall incorporate a floor to ceiling height on the ground floor of a minimum of 4.25 metres;

ii. The minimum building height for new development shall be 2 storeys, or 8 metres, whichever is greater. The primary building facade facing Hurontario Street, Huron Street, and Simcoe Street west of Ste. Marie Street shall be required to reference the historic 2 or 3 storey building height on abutting properties that also front onto Hurontario Street, First Street, and Simcoe Street west of Ste. Marie Street, either through architectural detailing, or with a building step-back beyond the 3rd storey, to the satisfaction of the Town. Exceptions to this policy may be considered for the redevelopment of buildings with heritage value that are less than 2 storeys or 8 metres in height; and

iii. In general, the maximum building height shall be 6 storeys, or 20 metres, whichever is less, and shall be subject to the applicable policies of this Plan and consistent with the Urban Design Manual. Taller mid-rise buildings may be considered for approval by the Town at strategic locations outside of the Downtown Heritage Conservation District, including but not limited to intersection sites along Hurontario Street, key entry points to the Downtown Core Designation, and lands currently utilized as large surface parking lots.

iv. Within the Downtown Heritage Conservation District, building height shall be informed by the Downtown Heritage Conservation District Plan, and shall be limited to 12 metres (3-4 storeys).

Pedestrian Environment

f) The design of new buildings and the redevelopment or adaptive re-use of existing buildings shall enhance the quality of the pedestrian environment by including transparent frontages, the articulation of facades and the use of quality materials at the street level, in accordance with the Downtown Collingwood Heritage District Conservation Plan and/or Urban Design Manual, as applicable. Development in the Downtown Core Designation shall enhance the quality of the pedestrian environment by:

i. Requiring articulated façades using quality materials and with window displays or outdoor patios that contribute to a pedestrian friendly street environment and shall provide a high activity use at-grade, such as retail stores and restaurants; and

ii. Incorporating wayfinding signage to direct residents and visitors to shops, services and attractions.

g) An array of institutional, cultural, entertainment, and recreational uses, as well as community facilities are encouraged in the Downtown Core Designation. Where these uses and facilities are proposed for sites within the primary frontage along Hurontario Street, the development will be designed in a manner that minimizes the loss of street and sidewalk frontage for retail, service commercial, and restaurant purposes.

Further, all new development with frontage along Hurontario Street within the Downtown Core Designation shall have at least 50% of its ground floor Gross Floor Area dedicated to non-residential uses, with a preference for retail and service commercial uses and restaurants. Residential dwellings shall only be permitted above the ground floor and/or on the ground floor in the rear of the building.

h) To facilitate an active streetscape, professional offices are generally encouraged to locate above the ground floor, except on Hurontario Street between Hume and First Streets where new office uses are specifically prohibited at grade.

Parks and Open Spaces

h) Urban parks shall be distributed throughout the Downtown Core Designation, and these facilities shall be linked together and connected with the broader Town-wide network of natural and open space areas. All developments within the Downtown Core Designation shall be required to provide park spaces on site, or cash-in-lieu of parkland. Public parkland shall be provided subject to the following:

i. Urban park facilities to be dedicated shall be subject to the Parkland Development Standards, prior to conveyance in a manner satisfactory to the Town;

ii. The Town may consider alternative park space securement mechanisms, including strata ownership, or privately owned, publicly accessible spaces that are subject to appropriate design, maintenance and access agreements; and/or

iii. Where cash-in-lieu of parkland is accepted for development within the Downtown Core Designation, the Town shall allocate the funds generated for public parkland improvements within the Downtown Core Designation. The funds generated shall be used to provide additional public parkland or for the aesthetic and/or functional improvement of existing public parkland areas.

i) Where practical, the Town may cooperate with private landowners and other public agencies to provide additional urban park facilities within the Downtown Core Designation.

j) The development of urban park facilities that can be the focus of community festivals, events, and activities attractive to all segments of the community will be encouraged.

Parking/Transportation Management

k) The Town may implement parking management and/or transportation demand management strategies for land uses and development within the Downtown Core Designation to maximize intensification opportunities, minimize surface parking areas, and to encourage mixed-use and transit supportive development. In the consideration of any Zoning By-law Amendment proposing to establish any of the permitted uses, the following shall be addressed:

   i. Adequate and appropriate access to the property from a public road; and

   ii. The provision of adequate and appropriate bicycle and vehicular parking and loading facilities. The Town shall encourage the use of underground and/or structured parking facilities.

l) It is recognized that in the Downtown Core Designation, it may not be feasible or desirable for all new developments to provide for parking on site. As such, the provision of parking spaces shall be subject to the following considerations:

   i. Private and public parking lots/facilities will be encouraged at locations convenient to Hurontario Street within the Downtown Core Designation;

   ii. On-street parking is important to the economic vitality of the Downtown and will be maintained to the extent practical. The temporary use of on-street parking spaces for pop-up uses or outdoor cafes or eating areas may be permitted subject to the policies and procedures that may be established by Council;

   iii. In reviewing development applications within the Downtown Core Designation, the Town will recognize the importance of the Downtown mixed-use context and will promote a comprehensive parking strategy that considers reduced parking standards for urban mixed-use developments, or other classes of development, based on an understanding of opportunities for shared parking, on-street parking and the availability of public parking facilities. The Town may consider

reductions in parking requirements pending the results of a Downtown Master Plan;

iv. The Town may accept cash-in-lieu of parking as an alternative to providing any required parking. Where cash-in-lieu of parking is accepted, the funds generated shall be used to provide additional public parking or the aesthetic and/or functional improvement of existing public parking areas within the Downtown Core Designation; and

v. Where a development cannot provide off-street parking on its own site, the Town may permit the provision of the required parking spaces on an alternative site, provided that the alternative site is within convenient walking distance of the proposed development, and the developer enters into an agreement with the Town to ensure the continued availability of the alternative site as a parking area.

Downtown Improvements

m) The Town supports the Collingwood Downtown BIA. The Town shall pursue the ongoing enhancement of the Downtown in co-operation with the BIA and other public and private interests and community groups, to enhance the efficiency, convenience, safety and appearance of the Downtown and the activities it accommodates. As such, the Town may pass By-laws designating and delineating a Community Improvement Project Area associated with the Downtown Core Designation, and may undertake Community Improvement Plans, in accordance with the policies of this Plan to improve public infrastructure and to stimulate private sector investment.

5.3.1.4 Design Policies

Context

a) The Downtown Core Designation is focused along Hurontario Street where, generally, buildings are located close to the street line and to one another, resulting in a well-defined street wall. Commercial buildings are typically 2 storeys in height, with flat roofs. Many buildings have an historic character that creates a distinct sense of place. It is the objective of these Urban Design Policies to shape a more pedestrian-oriented and well-defined Main Street throughout the Collingwood Downtown Core Designation. Where applicable, design shall conform with the Downtown Heritage Conservation District Plan.

Existing Buildings of Commercial Character

b) Where residential uses are proposed in an existing building of commercial character, they shall only be permitted above the ground floor and on the ground floor in the rear of the building, provided that the street frontage is

maintained for commercial uses. For the purposes of this policy, the commercial character of a building shall be determined by the Town.

Existing Buildings of a Residential Character

c) In an existing building of residential character, residential uses and/or commercial uses shall be permitted, provided the residential character of the building is maintained. For the purposes of this policy, the residential character of a building shall be determined by the Town.

Cultural Heritage

d) The Downtown Core Designation identified on **Schedule 2** is also subject to the Downtown Collingwood Heritage Conservation District, which is identified in **Appendix I**. Existing listed and designated cultural heritage resources within the Downtown Core Designation are also identified in **Appendix I.**

e) Development proposed within the Downtown Collingwood Heritage Conservation District shall be subject to the specific design criteria provided in the associated District Plan, in addition to the other design policies of this Plan and the Urban Design Manual. Where there is a conflict between the specific design criteria articulated in the Heritage Conservation District Plan and any of the design policies of this Plan, the Urban Design Manual, or other applicable Master Plans or Strategies, the specific design criteria articulated in the Heritage Conservation District Plan shall prevail.

f) Regardless of whether any property is within the Downtown Collingwood Heritage Conservation District, or adjacent to it, it is an objective of the Town to protect and enhance the historic architectural character found throughout the Downtown Core Designation, particularly focusing on the pedestrian scale and design of the buildings and streetscapes, and the arrangement of windows and treatments on the building facades.

g) Heritage-related design policies for new development within the Downtown Core Designation include:

i. Buildings shall be oriented to frame the street edge and to create a strong street wall;

ii. Buildings shall front directly onto public streets and other public spaces, in order to clearly define the public realm and create an attractive and safe pedestrian environment;

iii. Buildings at corner locations shall be sited to address the intersection, with consideration given to both street frontages;

iv. Buildings shall align with the existing street wall. In the areas of the Downtown Core Designation with a more residential character, buildings shall generally be aligned with the setbacks of their neighbours. For sites with ground floor commercial, consideration shall be given to zero setback;

v. Main building entrances shall face the street and shall be clearly defined with architectural details and easily identifiable within the facade composition. Publicly accessible front entrances for stores, offices, and institutional uses shall permit barrier-free access and universal accessibility, including both visual and physical accessibility;

vi. Ground floor facades shall be highly transparent, including transparent windows and entrance doors, to establish a strong visual connection between the street and the interior of active ground floor uses; and

vii. Façade designs shall reference the articulation of neighbouring historic buildings, with respect to vertical and horizontal elements, including the rhythm and proportion of its main architectural elements. Further, new buildings shall relate to the traditional building stock, either through a traditional style that reflects the character of the area, or a more contemporary style that sets them apart from and highlights heritage buildings through a defined contrast and juxtaposition. New building designs shall provide a clear distinction between ‘new’ and ‘old'.

Visual Character

h) The Town should encourage the visual improvement of character of all existing and future development within the Downtown Core Designation, including, but not limited to:

i. The coordination of signage, fascia’s, lighting, landscaping, and general maintenance;

ii. The acquisition of centralized communal parking areas and the suitable landscaping and maintenance of such facilities;

iii. The effort of the Town to use small urban park spaces for amenities such as benches, planters, street lighting, street furniture, or public art; and

iv. The implementation of specific design criteria in the Town’s Urban Design Manual, Downtown Heritage Conservation District Plan, and any applicable Master Plan or Strategy.

Parking and Access

i) Policies for parking and access within the Downtown Core Designation generally relate to the design and functionality of on- and off-street parking and access driveways. The objective is to provide suitable parking and driveway options while reducing traffic impacts and the negative visual impact of surface parking lots. The following design policies apply:

i. Surface parking lots shall not have direct frontage on Hurontario Street and access into parking facilities should be from Local or Collector Roads and laneways, avoiding Hurontario Street, wherever possible. Access to parking areas shall be defined through clearly designated entrances and exits;

ii. Parking requirements, including bicycle parking, shall be established in the Zoning By-law. Vehicular and bicycle parking facilities shall be designed and located to minimize its impact on the streetscape and public realm to ensure that sidewalks and building facades define the street edge. As such:

> Vehicular parking will not be permitted between the right-of-way and the building face or within front yard setback areas. Bicycle parking may be considered where an AODA compliant pedestrian zone can be maintained;

> Side yard parking may be considered where site constraints are significant, but is generally discouraged;

> Rear yard parking, or encouraging patrons to park in designated parking lots, is preferred;

iii. Parking lots shall be organized to minimize the number of potential pedestrian-vehicle movement conflicts. Where possible, parking areas and vehicular entrances shall be coordinated between multiple properties to maximize connectivity, improve traffic flow and increase the efficiency of parking;

iv. Parking lots shall be designed to enhance the feeling of safety through techniques such as maintaining clear sight lines for natural surveillance of the parking lot as well as minimizing dark, hidden or obscured areas. Parking lot design shall consider:

> Planting strips and landscaped traffic islands, medians, or bump-outs shall also be provided within lots to break up the expanse of hard surface;

> Pedestrian-scaled lighting, walkways, landscaping, and signage to enhance pedestrian safety, movement and comfort through parking lots to the adjacent sidewalks;

> Pedestrian routes through parking areas shall be wide enough to accommodate accessible and comfortable travel and their walking surfaces shall be clearly differentiated from the parking areas with texture, material, colour changes or markings;

v. Where existing parking areas are adjacent to the sidewalk, a landscaped area shall be located between parking spaces and the sidewalk. Landscaping shall provide clear sight lines at eye level; and

vi. Bicycle parking and racks shall be provided in locations that are close to building entrances but situated to avoid any conflicts for movement along pedestrian routes.

5.3.2 The Mixed-Use Corridor I Designation

5.3.2.1 Intent

a) It is the intent of this Plan to facilitate the ongoing evolution of the primary road corridors that serve the Town. The lands within the Mixed-Use Corridor I Designation are the connective spines of the Town and are envisioned to develop as mixed-use and transit supportive corridors, where the development of Mid- to High-Rise buildings that include opportunities for retail and service commercial uses, as well as a full range of residential, office, recreational, cultural, entertainment, and community uses and facilities. The lands within the Mixed-Use Corridor I Designation are intended to strengthen existing and future transit routes, and to be connected to the Active Transportation Network.

5.3.2.2 Permitted Built Form/Uses

a) All permitted uses within the Mixed-Use Corridor I Designation shall be developed within Mid-Rise and High-Rise Buildings.

b) Permitted uses on lands within the Mixed-Use Corridor I Designation, as identified on **Schedule 2**, may include, subject to the relevant policies of this Plan:

i. Retail and service commercial uses;

ii. Restaurants;

iii. Artisan studios and maker spaces;

iv. Auto-focused uses such as automotive service centres and repair shops, and automobile dealerships;

v. Hotels and Resorts, including ancillary uses;

vi. Convention/conference facilities;

vii. Private clubs;

viii. Office uses;

ix. Cultural, entertainment and recreational uses;

x. Public service facilities;

xi. Major Institutional uses;

xii. Day care facilities;

xiii. Residential Apartments, including Additional Needs Housing; and

xiv. Commercial and/or accessory parking facilities at-grade and/or in structures.

c) In addition to the identified list of permitted uses within the Mixed-Use Corridor I Designation, the following uses may also be permitted, subject to the Zoning By-law:

i. Appropriately scaled research and development facilities and warehousing facilities, or other low-impact industrial or employment uses within wholly enclosed mixed-use buildings. No use that is considered noxious due to materials used or produced, or methods or processes employed, that emit significant noise, vibration, odours, smoke, dust or any other forms of pollution is permitted within the Mixed-Use Corridor I Designation; and

ii. Uses accessory to any of the identified permitted uses.

d) Where existing residential uses in Low-Rise Buildings legally existed as of the date of approval of this Plan exist within the Mixed-Use Corridor I Designation, they may be recognized in the Zoning By-law and reconstruction, extensions and/or the construction of accessory buildings on their existing lots of record may be permitted in accordance with any other applicable policies of this Plan. Additional Residential Units, home-based businesses and short-term accommodations are also permitted, subject to the provisions of the Zoning By-law.

e) The following uses are specifically prohibited within the Mixed-Use Corridor I Designation:

i. New Low-Rise Residential Buildings, including single detached, semi-detached and townhouse dwellings;

ii. Adult entertainment establishments; and

iii. Financial institutions and any retail outlets that predominantly sell alcoholic beverages - not including restaurants or facilities where alcoholic beverages are made, or partially made, sold and consumed within one building or site. The Town may consider relief from this policy through an Amendment to this Plan that is supported by a Retail Commercial Study that demonstrates no negative impact on the Downtown Core, Core and addresses any other relevant economic development or land use planning considerations, to the satisfaction of the Town. The Town may also conduct such a study on a Town-wide basis.

f) The list of permitted uses, and/or specifically prohibited uses may be further refined in the Zoning By-law to ensure that new development is appropriate in the context of the adjacent and surrounding community in terms of the size, type, and/or phasing of uses.

5.3.2.3 General Development Policies

Comprehensive Planning

a) Buildings and sites throughout the Mixed-Use Corridor I Designation may develop as individual sites or as comprehensively planned centres, consisting of individual or multiple buildings generally in a multi-unit format. Comprehensive planning will promote a unified approach to common issues such as urban design, traffic impact, and access and stormwater management. In particular, larger sites in the Mixed-Use Corridor I Designation have potential to intensify with a broader mix of uses around existing shopping centres and large floor plate retail stores. Larger sites, or proximal sites, or multiple vacant, or underutilized sites may be required to prepare a Secondary Plan or a Block Plan as identified in this Plan to support development, to the satisfaction of the Town.

Compatibility

b) The Town shall encourage compatible development, redevelopment and rehabilitation throughout the Mixed-Use Corridor I Designation by supporting development applications that conform to the policies of this Plan, the Zoning By-law, and are consistent with the associated Urban Design Manual, and any other applicable Master Plan or Strategy. Further, the Site Plan Control policies of this Plan shall apply to all development applications in the Mixed-use Corridor I Designation.

c) Where a property within the Mixed-Use Corridor I Designation abuts the Existing Neighbourhood Designation, appropriate mechanisms shall be established in the Zoning By-law, or in a Site Specific Zoning By-law Amendment to ensure compatibility, sensitive integration and an

appropriate transition to those abutting properties. Mechanisms may include a reduction in the permitted building height, the implementation of enhanced building setbacks, the requirement for landscape planting strips, shadow assessments, the imposition of a building step back, and/or the imposition of an angular plane.

Building Height

d) Notwithstanding the policies for Mid-Rise and High-Rise Buildings in this Plan, the following building height policies shall also apply within the Mixed-Use Corridor I Designation:

i. All development shall incorporate a minimum floor to ceiling height of the ground floor of 4.25 metres; and

ii. The minimum building height shall be 3 storeys, or 10.5 metres, whichever is greater. Notwithstanding the minimum height requirements, in the Zoning By-law, the Town may consider modest flexibility for lower built forms that are expansions to existing buildings, or are new buildings of generally less than 1,000 square metres of Gross Floor Area.

Mix of Uses

e) Stand-alone, non-residential buildings are permitted within the Mixed-Use Corridor I Designation. Stand-alone residential buildings are prohibited. Where residential development is proposed, it is a requirement of this Plan that all buildings include a minimum of 75 percent of the at-grade Gross Floor Area to be non-residential uses, to the satisfaction of the Town.

5.3.2.4 Design Policies

Context

a) The Mixed-Use Corridor I Designation is focused along Arterial Roads and Collector Roads in Collingwood and are expected to be a focus for residential intensification. Development within the Mixed-Use Corridor I Designation is intended to be transit supportive, as well as to incorporate the Active Transportation Network.

Access, Parking, Loading and Garbage Facilities

b) Individual driveway access to adjacent roads shall be limited. The Town will encourage shared access opportunities for all forms of development within the Mixed-use Corridor I Designation.

c) Adequate parking, loading and garbage collection/storage facilities for all permitted land uses shall be provided on-site. Where any parking, loading

and/or garbage facility is located between a building(s) within the Mixed-Use Corridor I Designation and any Existing Neighbourhood Designation, any undue, adverse impacts created by those facilities on adjacent properties shall be appropriately mitigated to the satisfaction of the Town.

d) Loading and garbage facilities shall not be located between the building(s) and any Arterial Road or Collector Road right-of-way. Parking facilities are discouraged between the building(s) and any Arterial Road or Collector Road right-of-way. Where parking is located between the building(s) and any Arterial Road or Collector Road right-of-way, adequate landscape treatments shall be provided to enhance the visual appearance of the development and to improve pedestrian comfort and safety, to the satisfaction of the Town.

e) For all parking facilities within the Mixed-Use Corridor I Designation, the following design policies apply:

i. Access to parking areas shall be defined through clearly designated entrances and exits;

ii. Parking lots shall be organized to minimize the number of potential pedestrian-vehicle movement conflicts. Where possible, parking areas and vehicular entrances shall be coordinated between multiple properties to maximize connectivity, improve traffic flow and increase the efficiency of parking;

iii. Parking lots shall be designed to enhance the feeling of safety through techniques such as maintaining clear sight lines for natural surveillance of the parking lot as well as minimizing dark, hidden or obscured areas. Parking lot design shall consider:

> Planting strips and landscaped traffic islands, medians, or bump-outs shall also be provided within lots to break up the expanse of hard surface;

> Pedestrian-scaled lighting, walkways, landscaping, and signage to enhance pedestrian safety, movement and comfort through parking lots to the adjacent sidewalks;

> Pedestrian routes through parking areas shall be wide enough to accommodate accessible and comfortable travel and their walking surfaces shall be clearly differentiated from the parking areas with texture, material, colour changes or markings; and

iv. Bicycle parking shall be provided in accordance with the requirements of the Zoning By-law. Bicycle parking shall be provided in locations that are close to building entrances, but situated to avoid any conflicts for movement along pedestrian routes.

5.3.3 The Mixed-Use Corridor II Designation

5.3.3.1 Intent

a) It is the intent of this Plan that lands within the Mixed-Use Corridor II Designation provide opportunities for creating vibrant, pedestrian and transit-oriented places through residential intensification, infill, and redevelopment with particular attention to urban design. It is envisioned that the Mixed-Use Corridor II Designation will develop as transit supportive corridors, where new residents in Low to Mid-Rise mixed-use buildings, will have access to nearby jobs and services and will be connected to the Active Transportation Network. Lands and uses within the Mixed-Use Corridor II Designation are destinations for the surrounding neighbourhoods.

5.3.3.2 Permitted Built Form/Uses

a) All permitted uses within the Mixed-Use Corridor II Designation shall be developed within Low-Rise and Mid-Rise Buildings.

b) Permitted uses on lands within the Mixed-Use Corridor II Designation, as identified on **Schedule 2**, may include, subject to the relevant policies of this Plan:

i. Retail and service commercial uses;

ii. Restaurants;

iii. Artisan studios and maker spaces;

iv. Hotels and Resorts, including ancillary uses;

v. Office uses;

vi. Cultural, entertainment and recreational uses;

vii. Public service facilities;

viii. Small-scale places of worship;

ix. Day care facilities;

x. Residential Apartments and Townhouses;

xi. Live-Work Units; and

xii. Commercial and/or accessory parking facilities at-grade and/or in structures.

c) In addition to the identified list of permitted uses, uses accessory to any of the identified permitted uses may also be permitted within the Mixed-Use Corridor II Designation.

d) Where existing residential uses in Low-Rise Buildings legally existed as of the date of approval of this Plan exist within the Mixed-Use Corridor II Designation, they may be recognized in the Zoning By-law and reconstruction, extensions and/or the construction of accessory buildings on their existing lots of record may be permitted in accordance with any other applicable policies of this Plan. Additional Residential Units, home-based businesses and short-term accommodations are also permitted, subject to the provisions of the Zoning By-law.

e) The following uses are specifically prohibited within the Mixed-Use Corridor II Designation:

i. Adult entertainment establishments; and

ii. Financial institutions, any retail outlets that predominantly sell alcoholic beverages - not including restaurants or facilities where alcoholic beverages are made, or partially made, sold and consumed within one building or site. The Town may consider relief from this policy through an Amendment to this Plan that is supported by a Retail Commercial Study that demonstrated no negative impact on the Downtown Core, and addresses any other relevant economic development or land use planning considerations to the satisfaction of the Town. The Town may also conduct such a study on a Town-wide basis.

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f) The list of permitted uses, and/or specifically prohibited uses may be further refined in the Zoning By-law to ensure that new development is appropriate in the context of the adjacent and surrounding community in terms of the size, type, and/or phasing of uses.

5.3.3.3 General Development Policies

Comprehensive Planning

a) Buildings and sites throughout the Mixed-Use Corridor II Designation may develop as individual sites or as comprehensively planned centres, consisting of individual or multiple buildings generally in a multi-unit format. Comprehensive planning will promote a unified approach to common issues such as urban design, traffic impact and access and stormwater management. In particular, larger sites, proximate sites, or multiple vacant, or underutilized contiguous sites in the Mixed-Use Corridor II Designation

have potential to intensify with a broader mix of uses around existing plazas, or other land extensive uses. Larger sites may be required to prepare a Secondary Plan as identified in this Plan or Block Pan to support development, to the satisfaction of the Town.

Compatibility

b) The Town shall encourage compatible development, redevelopment and rehabilitation throughout the Mixed-Use Corridor II Designation by supporting development applications that conform to the policies of this Plan, the regulations of the Zoning By-law and the associated Urban Design Manual and any applicable Master Plan or Strategy. Further, the Site Plan Control policies of this Plan shall apply to all development applications in the Mixed-Use Corridor II Designation.

c) Where a property within the Mixed-Use Corridor II Designation abuts the Existing Neighbourhood Designation, appropriate mechanisms shall be established in the Zoning By-law, or in a Site Specific Zoning By-law Amendment to ensure compatibility, sensitive integration and an appropriate transition to those abutting properties. Mechanisms may include a reduction in the permitted building height, the implementation of enhanced building setbacks, the requirement for landscape planting strips, shadow assessments, the imposition of a building step back and/or the imposition of an angular plane.

Mix of Uses

d) Permitted office and residential uses may be in stand-alone buildings, or in upper storeys of a mixed-use building. They may be located on individual sites, or form part of a larger, comprehensively planned site.

e) Permitted townhouse dwellings or Live-Work Units that are identified as a Low-Rise Building may be permitted only where the lot depth between the street right-of-way and any abutting existing development is 35 metres or less.

f) Permitted retail and service commercial uses, restaurants and office uses are permitted in stand-alone buildings, or a part of a mixed-use building and shall be moderately scaled at generally less than 2,000 square metres of Gross Floor Area per use.

5.3.3.4 Design Policies

Context

a) The Mixed-Use Corridor II Designation is expected to be a focus for residential intensification and modest mixed-use development. Development within the Mixed-Use Corridor II Designation is intended to be

transit supportive, as well as to incorporate the Active Transportation Network.

Access, Parking, Loading and Garbage Facilities

b) Adequate parking, loading and garbage collection/storage facilities for all permitted land uses shall be provided on-site.

c) Individual driveway access to adjacent roads shall be limited. The Town will encourage shared access opportunities for all forms of development within the Mixed-use Corridor II Designation.

d) Where any parking, loading and/or garbage facility is located between a building(s) within the Mixed-Use Corridor II Designation and any Existing Neighbourhood Designation, any undue, adverse impacts created by those facilities on adjacent properties, shall be appropriately mitigated to the satisfaction of the Town.

e) Loading and garbage facilities shall not be located between the building(s) and/or an Arterial or Collector Road right-of-way.

f) Parking facilities are discouraged between the building(s) and any Arterial or Collector Road right-of-way. Where parking is located between the building(s) and any Arterial or Collector Road right-of-way, adequate landscape treatments shall be provided to enhance the visual appearance of the development and to improve pedestrian comfort and safety, to the satisfaction of the Town.

g) For all parking facilities within the Mixed-Use Corridor II Designation, the following design policies apply:

i. Access to parking areas shall be defined through clearly designated entrances and exits;

ii. Parking lots shall be organized to minimize the number of potential pedestrian-vehicle movement conflicts. Where possible, parking areas shall be coordinated between multiple properties to maximize connectivity, improve traffic flow and increase the efficiency of parking;

iii. Parking lots shall be designed to enhance the feeling of safety through techniques such as maintaining clear sight lines for natural surveillance of the parking lot as well as minimizing dark, hidden or obscured areas. Parking lot design shall consider:

> Planting strips and landscaped traffic islands, medians, or bump-outs shall also be provided within lots to break up the expanse of hard surface;

> Pedestrian-scaled lighting, walkways, landscaping, and signage to enhance pedestrian safety, movement and comfort through parking lots to the adjacent sidewalks;

> Pedestrian routes through parking areas shall be wide enough to accommodate comfortable travel and their walking surfaces shall be clearly differentiated from the parking areas with texture, material, colour changes or markings; and

iv. Bicycle parking and racks shall be provided in accordance with the requirements of the Zoning By-law. Bicycle parking shall be provided in locations that are close to building entrances, but situated to avoid any conflicts for movement along pedestrian routes.

5.3.4 The Regional Commercial District Designation

5.3.4.1 Intent

a) It is the intent of this Plan that the Regional Commercial District Designation will be distinguished by providing a contiguous planned mixed-use precinct that functions as a single integrated location that incorporates larger regionally oriented commercial establishments. The Regional Commercial District will provide a wide range of retail, entertainment, and service commercial facilities that cater to the permanent and seasonal residents within the Town and the surrounding regional area. It is also the intent of this Plan that the area further evolves as a mixed-use centre that includes residential uses.

5.3.4.2 Permitted Built Form/Uses

a) All permitted uses within Regional Commercial District Designation shall be developed within Mid-Rise and High-Rise Buildings, with some flexibility for the Town to consider lower built forms for expansions to existing buildings or smaller scale buildings.

b) Permitted uses on lands within the Regional Commercial District Designation, as identified on **Schedule 2**, may include, subject to the relevant policies of this Plan:

i. Retail and service commercial uses;

ii. Restaurants;

iii. Hotels, including ancillary uses;

iv. Convention/conference facilities;

v. Office uses;

vi. Entertainment and recreational uses;

vii. Day care facilities;

viii. Residential Apartments, including Additional Needs Housing;

ix. Public Service Facilities; and

x. Commercial and/or accessory parking facilities at-grade and/or in structures.

c) In addition to the identified list of permitted uses within the Regional Commercial District Designation, the following uses may also be permitted, subject to the Zoning By-law:

i. Modestly scaled research and development facilities and warehousing facilities, or other low-impact industrial uses within wholly enclosed mixed-use buildings. No use that is considered noxious due to materials used or produced, or methods or processes employed, that emit pollution from noise, vibration, odours, smoke, dust or any other forms of pollution is permitted within the Regional Commercial District Designation; and

ii. Uses accessory to any of the identified permitted uses.

d) The relevant Area Specific Policies of this Plan for the Regional Commercial District Designation place additional restrictions on permitted uses, by placing restrictions on the maximum floor area for specific areas, and by placing constraints on the floor areas of individual retail establishments within specific areas. Further:

i. Where there is a conflict between the policies of this Section of this Plan and the more specific policies of the relevant Area Specific policies for the Regional Commercial District Designation, the more specific policies of the relevant Area Specific policies for the Regional Commercial District Designation shall prevail; and

ii. The Town may consider relief from these policies through an Amendment to this Plan that is supported by a Retail Commercial Study that demonstrates no negative impact on the Downtown Core and addresses any other relevant economic development or land use planning considerations, to the satisfaction of the Town. The Town may also conduct such a study on a Town-wide basis.

e) Unless specifically permitted and regulated by the relevant Area Specific Policies of this Plan, the following uses are specifically prohibited within the Regional Commercial District Designation:

i. Adult entertainment establishments;

ii. Retail uses that are specifically food stores, or supermarkets; and

ii. Financial institutions and any retail outlets that predominantly sell alcoholic beverages - not including restaurants or facilities where alcoholic beverages are made, or partially made, sold, and consumed within one building or site. The Town may consider relief from this policy through an Amendment to this Plan that is supported by a Retail Commercial Study that demonstrated no negative impact on the Downtown Core, and addresses any other relevant economic development or land use planning considerations to the satisfaction of the Town. The Town may also conduct such a study on a Town-wide basis.

f) The list of permitted uses, and/or specifically prohibited uses may be further refined in the Zoning By-law to ensure that new development is appropriate in the context of the adjacent and surrounding community in terms of the size, type, and/or phasing of uses.

5.3.4.3 General Development Policies

Comprehensive Planning

a) New development in this Regional Commercial District Designation will be planned in a comprehensive manner that will foster an improved appearance, character and organization of uses, and which will enhance Collingwood's role as the commercial centre in northwest Simcoe and northeast Grey Counties. This will be achieved by a unified approach to common issues such as urban design, traffic impact, stormwater management, and area specific restrictions on permitted uses. Larger sites, proximate sites, multiple vacant sites, or underutilized and contiguous sites may be required to prepare a Secondary Plan or Block Plan as identified in this Plan to support development, to the satisfaction of the Town.

Compatibility

b) The Town shall encourage compatible development, redevelopment and rehabilitation throughout the Regional Commercial District Designation by supporting development applications that conform to the policies of this Plan and the Zoning By-law and are consistent with the associated Urban Design Manual attached to this Plan as Appendix I and any applicable Master Plan or Strategy adopted by Council. Further, the Site Plan Control policies of this Plan shall apply to all development applications in the Regional Commercial District Designation.

c) Where a property within the Regional Commercial District Designation abuts the Existing Neighbourhood Designation, appropriate mechanisms shall be established in the Zoning By-law, or in a Site Specific Zoning By-law Amendment to ensure compatibility, sensitive integration and an appropriate transition to those abutting properties. Mechanisms may include a reduction in the permitted building height, the implementation of enhanced building setbacks, the requirement for landscape planting strips, the imposition of a building step back and/or the imposition of an angular plane.

Minimum Retail Unit Sizes

d) In order to better maintain the planned function of the Downtown Core, and to differentiate between uses in the Downtown Core and the Regional Commercial District, the Town shall implement minimum unit sizes for retail commercial establishments in the Regional Commercial District Designation within the Zoning By-law. A market feasibility study may be required prior to the establishment of new commercial uses. The Town may consider relief from the minimum retail unit sizes through an Amendment to the Zoning By-law that is supported by a Retail Commercial Study that demonstrated no negative impact on the Downtown Core and addresses any other relevant economic development or land use planning considerations. The Town may also conduct such a study on a Town-wide basis.

Building Height

e) Notwithstanding the policies for Mid-Rise and High-Rise Buildings in this Plan, the following building height policies shall also apply within the Regional Commercial District Designation:

i. All development shall incorporate a minimum floor to ceiling height of the ground floor of 4.25 metres; and

ii. The minimum building height shall be 2 storeys, or 8.0 metres, whichever is greater. Notwithstanding the minimum height requirements, in the Zoning By-law the Town may consider modest flexibility for lower built forms that are expansions to existing buildings, or are new buildings of generally less than 1,000 square metres of Gross Floor Area.

Mix of Uses

f) Stand-alone, non-residential buildings are permitted within the Regional Commercial District Designation. Stand-alone residential buildings are prohibited within the Regional Commercial District Designation. Where residential dwelling units are proposed as part of a mixed-use building:

i. it is a requirement of this Plan that the proposed mixed-use building include a minimum of 75% of the at-grade Gross Floor Area to be non-residential uses, to the satisfaction of the Town; and

ii. The Town shall be satisfied that there is a reasonable level of urban amenity on-site and in proximity of the proposed mixed-use building to ensure an appropriate residential context. Urban amenity may include outdoor amenity space and/or public parkland available for the use of residents.

g) The Town shall encourage the use of underground and/or structured parking facilities for all Mid-Rise and High-Rise Buildings within the Regional Commercial District Designation.

Traffic Management

h) Prior to major new development in the Regional Commercial District Designation, a comprehensive approach to traffic management is required to address concerns related to increased vehicular movement in this area. Any traffic calming measures or design features will be subject to review and approval from the Town.

Stormwater Management

i) Where a Master Stormwater Management Plan has not already been prepared, a Master Stormwater Management Plan must be prepared and approved by the Town in consultation with any agency having jurisdiction prior to development of the lands within the Regional Commercial District designation. The Plan shall manage stormwater in a way which meets the Town's flood control objectives and maintains and enhances water quality and environmental health along Black Ash Creek and into Collingwood Harbour.

j) Prior to the approval of individual site plans for properties within the Regional Commercial District Designation, the applicant must file a Stormwater Management Report indicating how the overall Stormwater Management Plan and the following policies will be implemented.

i. The Stormwater Management Report shall be submitted to and approved by the Town, in consultation with the Conservation Authority;

ii. A buffer of at least 30 metres in width is required along each side of the Black Ash Creek except where existing development precludes such a width, in which case the buffer may be of a lesser width. Measurement of the minimum 30 metre buffer shall commence from that point within either the existing channel or the re-engineered channel denoting the outer limit of the flow resultant of the two-year rainfall event; and

iii. The buffer shall be appropriately zoned in the Zoning By-law, and be re-vegetated with appropriate native tree and plant species to recreate as much as possible a natural riparian corridor. Lands within the two-year storm channel shall be re-vegetated with appropriate native tree and plant species to the extent consistent with flood control requirements. Lands within the buffer shall not be considered as landscape area, nor are they to be used in the calculations of development density where applicable.

5.3.4.4 Design Policies

General

a) Development within the Regional Commercial District Designation is intended to be transit supportive, as well as to incorporate the Active Transportation Network.

d) New development and redevelopment in the Regional Commercial District Designation shall ensure that during site plan control for any expansion or new development, theme concepts, signage, lighting, and landscaping shall be incorporated into the design. Further, landscaped areas shall be incorporated into site design to assist in the screening of parking areas, loading and waste disposal areas and to create an attractive streetscape.

Parking, Loading and Garbage Facilities

c) Adequate parking, loading and garbage collection/storage facilities for all permitted land uses shall be provided on-site.

d) Individual driveway access to adjacent roads shall be limited. The Town will encourage shared access opportunities for all forms of development within the Regional Commercial District Designation.

e) Where any parking, loading and/or garbage facility is located between a building(s) within the Regional Commercial District Designation and any Existing Neighbourhood Designation, any undue, adverse impacts created by those facilities on adjacent properties, shall be appropriately mitigated to the satisfaction of the Town.

f) Loading and garbage facilities shall not be located between the building(s) and/or a public road right-of-way, subject to the satisfaction of the Town.

g) Parking facilities are discouraged between the building(s) and any public road right-of-way. Where parking is located between the building(s) and any public road right-of-way, adequate landscape treatments shall be provided to enhance the visual appearance of the development and to improve pedestrian comfort and safety, to the satisfaction of the Town.

h) For all parking facilities within the Regional Commercial District Designation, the following design policies apply:

i. Access to parking areas shall be defined through clearly designated entrances and exits;

ii. Parking lots shall be organized to minimize the number of potential pedestrian-vehicle movement conflicts. Where possible, parking areas shall be coordinated between multiple properties to maximize connectivity, improve traffic flow and increase the efficiency of parking;

iii. Parking lots shall be designed to enhance the feeling of safety through techniques such as maintaining clear sight lines for natural surveillance of the parking lot as well as minimizing dark, hidden or obscured areas. Parking lot design shall consider:

> Planting strips and landscaped traffic islands, medians, or bump-outs shall also be provided within lots to break up the expanse of hard surface;

> Pedestrian-scaled lighting, walkways, landscaping, and signage to enhance pedestrian safety, movement and comfort through parking lots to the adjacent sidewalks;

> Pedestrian routes through parking areas shall be wide enough to accommodate accessible and comfortable travel and their walking surfaces shall be clearly differentiated from the parking areas with texture, material, colour changes or markings; and

iv. Bicycle parking and racks shall be provided in accordance with the requirements of the Zoning By-law. Bicycle parking shall be provided in locations that are close to building entrances, but situated to avoid any conflicts for movement along pedestrian routes.

5.4 Employment Areas

a) Employment Areas in Collingwood are expected to accommodate primarily employment land employment opportunities with a clear focus on heavy and light industrial uses and accessory office uses. Employment Areas in Collingwood are intended to:

i. Promote the continued development of Collingwood as the employment, trade, social, cultural and institutional centre for the Georgian Triangle;

ii. Encourage the diversification and expansion of the municipality's existing employment base;

iii. Retain and promote the growth of existing businesses and industry;

iv. Provide an adequate supply of suitably located and serviced areas to accommodate the various classes of employment land employment to meet the projected long-term needs of the community;

v. Preserve the industrial integrity of the Town's Employment Areas by mitigating conflicts with adjacent sensitive land uses; and

vi. Foster high quality business parks and industrial areas with aesthetically-pleasing settings for a range of employment generating operations.

b) Within the Employment Areas identified on **Schedule 1**, there are three land use designations identified on **Schedule 2**, including:

i. Prestige Employment;

ii. General Employment; and

iii. Waste Management Industrial.

c) The development of Employment Areas shall provide opportunities for a diversified economic base. A range and choice of suitable sites for employment uses will be made available to support a wide variety of economic activities and ancillary uses. Intensified development in existing and new Employment Areas will be encouraged.

d) All employment generating land uses permitted by this Plan shall meet the relevant policies or interests of the Province, the County of Simcoe, and the Town with respect to development compatibility, distance separation, emission abatement/mitigation and any other identified parameter (e.g. noise, soil contamination, etc.).

e) Any conversion of lands identified as Employment Area on **Schedule 1** to non-employment uses may be permitted only in accordance with the relevant policies of this Plan.

5.4.1 The Prestige Employment Designation

5.4.1.1 Intent

a) The Prestige Employment Designation identified on **Schedule 2** generally applies to lands having prime exposure along Highway 26, Arterial or Collector Roads. It is intended that development within the Prestige Employment Designation will exhibit a high standard of building design and landscaping.

5.4.1.2 Permitted Uses

a) Permitted uses within the Prestige Employment Designation, as identified on **Schedule 2**, may include, subject to the relevant policies of this Plan:

i. Manufacturing, processing, assembly operations and research and development facilities in wholly enclosed buildings; and

ii. Warehousing and distribution centres.

No use that is considered noxious due to materials used or produced, or methods or processes employed, that emit pollution from noise, vibration, odours, smoke, dust or any other forms of pollution is permitted within the Prestige Employment Designation.

b) The Prestige Employment Designation may also permit ancillary uses that specifically support the Prestige Employment uses, including associated office uses, the limited sales of products manufactured, processed or assembled on the premises, as well as parking facilities at-grade and/or in structures. These permitted ancillary uses will not compromise the ability of nearby Employment Area uses to operate.

c) The following uses are specifically prohibited from the Prestige Employment Designation:

i. Residential uses;

ii. Public service facilities;

iii. Major institutional uses;

iv Retail and service commercial uses and restaurants;

v. Hotels, convention centres and banquet facilities;

vi Indoor and outdoor event spaces;

vii. Recreation facilities;

viii. Automobile service centres and repair shops;

ix. Mini-Storage facilities utilized by the general public; and

x. Outdoor storage and/or display of any equipment, items or goods, where visible from Highway 26 or any Arterial or Collector Road.

d) All existing buildings and types of uses that they accommodate, where legally existing as of the date of approval of this Plan within the Prestige Employment Designation may be recognized in the Zoning By-law and reconstruction, extensions, re-leasing, and/or the construction of accessory buildings on their existing lots of record may be permitted in accordance with any other applicable policies of this Plan.

e) The list of permitted uses, and/or specifically prohibited uses may be further refined in the Zoning By-law to ensure that new development is appropriate in the context of the adjacent and surrounding community in terms of the size, type, and/or phasing of uses.

5.4.1.3 General Development Policies

Compatibility

a) The Town shall encourage compatible development, redevelopment and rehabilitation throughout the Prestige Employment Designation by supporting development applications that conform to the policies of this Plan, the regulations of the Zoning By-law, any applicable Master Plan or Strategy and the associated Urban Design Manual.

b) All existing development within the Prestige Employment Designation identified on **Schedule 2** shall be conducted in a manner that adequately mitigates pollution from noise, vibration, odours, smoke, dust, or any other forms of pollution, and shall be in compliance with all applicable municipal and Provincial policies, standards and guidelines.

c) Where a property within the Prestige Employment Designation abuts any property that is planned to accommodate a sensitive land use, the onus for the provision of appropriate mechanisms to ensure compatibility, sensitive integration and an appropriate transition to those abutting properties shall lie with the planned sensitive land use. Where deemed necessary, studies in support of a development application for a sensitive land use on lands abutting the Prestige Employment Designation may be required to assess potential impacts from the existing employment use on the proposed

sensitive use, and shall demonstrate the adequacy of the proposed mitigative measures. Such studies shall be prepared by a qualified professional, to the satisfaction of the Town.

Urban Design

d) Development within the Prestige Employment Designation shall exhibit high-quality design features including built form, architectural detail, landscaping and signage. Where adjacent to Highway 26 or an Arterial or Collector Road, buildings shall be designed to face the Highway and/or Road. The uses permitted shall be encouraged to develop in a campus-design format consisting of one or more individual-use buildings or multiple tenancy buildings having shared parking, loading and access facilities.

Building Height

e) Notwithstanding the policies for Low- and Mid- Rise Buildings in this Plan, the maximum building height in the Prestige Employment Designation shall be 4 storeys, or 20 metres, whichever is less, subject to ensuring compatibility and appropriate transitions to adjacent land uses and built forms.

Comprehensive Planning

f) Buildings and sites throughout the Prestige Employment Designation may develop as comprehensively planned centres, consisting of individual or multiple buildings in a multi-unit format. Comprehensive planning will promote a unified approach to common issues such as urban design, traffic impact and access and stormwater management. Proximate sites, larger sites, multiple vacant or underutilized sites may be required to prepare a Secondary Plan or Block Plan to support development, to the satisfaction of the Town.

Parking, Loading and Garbage Facilities

g) Adequate parking, loading and garbage collection/storage facilities shall be provided on-site and shall be screened from view. These required facilities, except for a limited amount of adjacent visitor parking, generally shall not be located between buildings and Highway 26, Arterial Roads or Collector Roads. Shared access and parking among various properties is encouraged. Bicycle parking and racks shall be provided in accordance with the requirements of the Zoning By-law. Bicycle parking shall be provided in locations that are close to building entrances, but situated to avoid any conflicts for movement along pedestrian routes.

Designation of New Prestige Employment Areas

h) The designation of new areas for Prestige Employment development shall proceed by way of an Official Plan Amendment and will be assessed on the basis of a review of the following criteria;

i. Sites shall be located on Arterial Roads or Collector Roads;

ii. Sites shall be located on the periphery of the General Employment Designation and adjacent to, or surrounded by, non-industrial areas; and

iii. Sites shall be provided with full municipal service infrastructure and shall be of sufficient size to accommodate multiple permitted land uses and structures.

5.4.2 The General Employment Designation

5.4.2.1 Intent

a) Lands designated General Employment are intended to accommodate employment land employment uses that are more industrial in nature and remain a crucial component of the Town's economy.

5.4.2.2 Permitted Uses

a) Permitted uses within the General Employment Designation, as identified on **Schedule 2** include, subject to the relevant policies of this Plan:

i. Industrial uses, including municipal works yards and recycling operations;

ii. Major municipal infrastructure facilities;

iii. Manufacturing, processing and assembly operations, and/or research and development facilities;

iv. Warehousing, mini storage warehousing, storage and distribution centres; and

v. Contractor's yards.

b) Ancillary uses that specifically serve the permitted principle uses may be permitted without a site specific Zoning By-law Amendment provided that the ancillary uses will not compromise the ability of nearby employment uses to operate. Such ancillary uses may include:

i. Offices that are specifically related to the on-site permitted principal use;

ii. Limited retail sales and display of products manufactured, processed or assembled on the premises providing the accessory retail use is located within the structure in which the principal use is situated; and

iii. Concealed outside storage that is specifically related to the on-site permitted principal use.

c) The following principal uses are specifically prohibited from the General Employment Designation:

i. Residential uses;

ii. Public service facilities;

iii. Institutional uses;

iv. Commercial uses, including retail and service commercial uses and restaurants;

v. Hotels, convention centres and banquet facilities;

vi Indoor and outdoor event spaces; and

vii. Recreation facilities.

d) All existing buildings and the uses that they accommodate, where legally existing as of the date of approval of this Plan within the General Employment Designation may be recognized in the Zoning By-law and reconstruction, extensions, re-leasing and/or the construction of accessory buildings on their existing lots of record may be permitted in accordance with any other applicable policies of this Plan.

e) The list of permitted uses, and/or specifically prohibited uses may be further refined in the Zoning By-law to ensure that new development is appropriate in the context of the adjacent and surrounding community in terms of the size, type, and/or phasing of uses.

5.4.2.3 General Development Policies

Protection from Sensitive Uses

a) Business operations within the General Employment Designation are to be protected from intrusions of sensitive land uses in proximity that may restrict the operations of existing or planned industrial land users.

Compatibility

b) The Town shall encourage compatible development, redevelopment and rehabilitation throughout the General Employment Designation by supporting development applications that conform to the policies of this Plan, the regulations of the Zoning By-law and any applicable Master Plan or Strategy.

c) All existing development within the General Employment Designation identified on **Schedule 2** shall be conducted in a manner that adequately mitigates pollution from noise, vibration, odours, smoke, dust, or any other forms of pollution, and shall be in compliance with all applicable municipal and Provincial policies, standards and guidelines.

d) Where a property within the General Employment Designation abuts any property that is planned to accommodate a sensitive land use, the onus for the provision of appropriate mechanisms to ensure compatibility, sensitive integration and an appropriate transition to those abutting properties shall lie with the planned sensitive land use. Where deemed necessary, studies in support of a development application for a sensitive land use on lands abutting the General Employment Designation may be required to assess potential impacts from the existing employment use on the proposed sensitive use, and shall demonstrate the adequacy of the proposed mitigative measures. Such studies shall be prepared by a qualified professional, to the satisfaction of the Town.

Development Format

e) All permitted uses within the General Employment Designation shall be encouraged to locate in industrial/business parks on public roads which have direct access to Arterial Roads or Collector Roads. In the case of site-specific development proposals, permitted uses within the General Employment Designation shall be located on Arterial Roads or Collector Roads, although Council may give consideration to the use of other public roads where it is satisfied that no suitable alternative locations are available. Council shall be satisfied that the proposed use of any site within the General Employment Designation will not create a traffic hazard.

Outdoor Storage

f) Unconcealed outdoor storage is prohibited. Where outside storage areas are permitted within the General Employment Designation, they shall be subject to the following:

i. All outdoor storage areas shall be adequately buffered from any adjacent lands containing existing sensitive land uses. All outdoor storage areas will be visually screened from adjacent lands and adjacent public road rights-of-way;

ii. All buffers, fencing and screening shall visually enhance the site, and shall be permanent in their construction; and

iii. Where natural landscaping is utilized, it shall be of adequate size to appropriately screen the storage area when it is installed.

Parking, loading and garbage collection/storage facilities

g) Adequate parking, loading and garbage collection/storage facilities shall be provided on-site. Shared access and parking among various properties is encouraged. Bicycle parking and racks shall be provided in accordance with the requirements of the Zoning By-law. Bicycle parking shall be provided in locations that are close to building entrances, but situated to avoid any conflicts for movement along pedestrian routes.

Municipal Services

h) Development within the General Employment Designation shall only take place on lands that are serviced with full municipal services.

5.4.3 The Poplar Regional Health and Wellness Village MZO Overlay

a) The lands identified as the Poplar Regional Health and Wellness 'Village' MZO Overlay on **Schedule 2** are subject to Ontario Regulation 525/22 under the *Planning Act* (the Minister's Zoning Order or MZO). In accordance with Appendix II, the site is envisioned to accommodates a potential new hospital, other institutional uses, health care and/or wellness related uses, a range of mid-to high rise residential dwelling units, parks and open space facilities, as well as associated non-residential uses, such as retail and service commercial facilities. A complete list of permitted uses and community benefits is provided in the Zoning provisions put in place by the Minister (O. Reg. 525/22), and the associated Development Agreement.

b) Notwithstanding that this Plan recognizes the nature and effect of the Minister's Zoning Order on the lands identified as the 'Village' MZO Overlay, this Plan also maintains the underlying Environmental Protection and General Employment Area Designations to ensure that these parcels remain in the Employment Lands inventory should the mixed use village proposal not move forward and should the 'Village' MZO be revoked in the future. If the MZO is revoked by the Minister, the policies in the 'Village' MZO Overlay would cease to be in effect.

c) The development of the lands identified as the 'Village' MZO Overlay shall be substantially in the form considered in the vision for the site as outlined in Appendix II, including the following:

i. Interconnected mixed-use districts interwoven with community open spaces, amenities, and trails that collectively serve to

generate economic impact, knowledge-based employment, and regional connectivity, offering a diversity of mid to high density housing options, with the anticipated districts to include:

> Environmental Protection District;
> Regional Health Hub and Wellness Campus District;
> Eco-Wellness District; - Excellence For Aging in Place District;
> Market District;
> Centre of Excellence in Sports Medicine District; and
> Bio-Tech and Innovation District.

ii. Community benefits as articulated in the Development Agreement, including 10% of total gross floor area of residential units being a mix of affordable and attainable housing, potential for conveyance of lands for a relocated hospital, extensive trails and municipal fire hall, and above-base park programming and activation;

iii. A focus on mixed-use and employment generation with an estimate of 1,000,000 square feet of medical health and wellness services and 600,000 square feet of office, research and innovation uses supported by limits on the total gross amount of stand-alone residential uses permitted on the site, a minimum ground floor area dedicated to non-residential uses in mixed-use buildings, limits to the amount of retail gross floor area on the lands, and providing a minimum gross floor area to be dedicated to a combination of office, institutional and light industrial uses;

iv. Approximately 2,200 dwelling units in a variety of built form types for housing including townhouses, apartment buildings, mixed-use buildings and live-work units in addition to various types of additional needs housing, and/or purpose-built residences whereas single-detached, semi-detached and duplex dwellings are not permitted;

The foregoing shall be subject to the Block Plan process as set out in the Development Agreement. Any significant amendments to the vision for the site, including higher residential densities or lower non-residential densities, shall be appropriately justified and approved by the Town in accordance with the Block Plan process, without amendment to this Plan;

d) The Town will require one or more Block Plans to be prepared prior to any application under the *Planning Act* for the entirety of the lands identified as the 'Village' MZO Overlay generally in accordance with the vision for the site (Appendix II) and through the process outlined in the Development Agreement as follows:

i. The Block Plan is a non-statutory document subject to Council approval, which will inform and guide the content of subsequent development approvals required under the *Planning Act* to implement the vision for the site;

ii. The scope and level of detail included in the Block Plan will be determined through Terms of Reference approved by the Town and shall be completed at the cost of the Proponent to the satisfaction of the Town and/or any other agency having jurisdiction;

iii. The Block Plan shall serve as a development framework and will outline the structural elements of the proposed development in sufficient detail for the implementation of the vision. Such structural elements are outlined in the Development Agreement and include but are not limited to:

> Identification of districts and uses contained within each district; configuration of blocks/lots and streets; interfaces, connections and transitions with adjacent areas; and road, transit and active transportation networks;;
> Estimated development yields in each district by land use and built form type, including unit numbers and/or minimum gross floor area;
> Location of planned community facilities, existing natural features, potential transportation hub boundaries, and parks; and
> Preliminary siting of servicing and infrastructure.

iv. The required Phasing Plan component will identify the potential sequencing of phases based on the logical extension of community services and infrastructure, as well as a variety of other environmental, economic social or land use planning considerations to facilitate orderly, sequential, contiguous and commercially feasible development. In particular, the Phasing Plan will detail the matters outlined in the Development Agreement, including but not limited to:

> The anticipated order and progression of each phase, including key benchmarks for progressing to each phase within the Block Plan;
> The approximate timing of residential and non-residential uses to ensure the future delivery of a complete mixed-used community generally in

accordance with the vision; and
> The thresholds related to a maximum residential Gross Floor Area that may be constructed in advance or concurrent with non-residential uses, which shall include thresholds for attainable/affordable housing units.

v. The Block Plan submission shall be supported by a number of detailed technical studies to be completed at the cost of the Proponent to the satisfaction of the Town and/or any other agency having jurisdiction. The final list of required technical reports will be confirmed at the pre-consultation stage, or other initial stage, as outlined in the Development Agreement.

e) It is a requirement of the Town that at the time of, or before the consideration of any application for development that a Block Plan, inclusive of a Phasing Plan, be prepared for the entirety of the Lands identified as the 'Village' MZO Overlay generally in accordance with the vision for the site (**Appendix II**) that was presented to Council and to the Public. The Block Plan/Phasing Plan:

i. Is a Council adopted, non-statutory document which will inform and guide the content of subsequent development approvals required under the *Planning Act* to implement the Vision;
ii. The scope and level of detail included in the Block Plan/Phasing Plan will be determined through Terms of Reference approved by the Town, and shall be completed at the cost of the Proponent to the satisfaction of the Town and/or any other agency having jurisdiction;

iii. The required Block Plan component shall serve as a development framework and shall outline the structural elements of the proposed development, including, at a minimum the following and any other matters outlined in the Development Agreement:

> The articulation of the development district boundaries, including the:
- Environmental Protection District;
- Regional Health Hub And Wellness Campus District;
- Eco-Wellness District;
- Excellence For Aging In Place District;
- Market District;
- Centre of Excellence In Sports Medicine District;
- Bio-Tech And Innovation District;

> Details with respect to lot patterns, development yields by land use, dwelling unit type and built form type;

> The location of all community services and existing natural features;

> The articulation of a robust public parks and active transportation network;

> All servicing and infrastructure requirements, including the identification of public roads and storm water management facilities;

iv. The required Phasing Plan component will identify the potential sequencing of phases based on the logical extension of community services and infrastructure, as well as a variety of other environmental, economic, social or land use planning considerations. In particular, the Phasing Plan is required to, at a minimum, detail the following and any other matters outlined in the Development Agreement:

> The delivery of a complete mixed-use community in accordance with the vision for the site that was presented to Council and to the Public;

> The anticipated size (i.e., Gross Floor Area by use and built form type, number of dwelling units by type, number of affordable dwelling units), order and progression of each phase within the Block Plan;

> The key benchmarks for progressing to each phase within the Block Plan;

> The thresholds related to a maximum residential Gross Floor Area that can be constructed in advance or concurrent with non-residential uses, which shall include thresholds for attainable/affordable housing units;

> The approximate timing of residential and non-residential uses to ensure the future delivery of a complete mixed-used community, generally in accordance with the vision for the site;

> The sequencing of development based on the completion of structural and infrastructural elements of the Project, including water and sewer servicing facilities, utilities and servicing options of all types, municipal servicing capacity allocation, stormwater management, road network, cycling, pedestrian and active transportation routes, transit improvements, private and public parks and open spaces and community facilities; and

v. The Block Plan/Phasing Plan submission shall be supported by a number of detailed technical studies to be completed at the cost of the

Proponent to the satisfaction of the Town and/or any other agency having jurisdiction. The final list of required technical reports will be confirmed at the pre-consultation stage, or other initial stage of the development process. It is acknowledged that the following technical studies and/or additional/more detailed studies may form part of one or more applications under the *Planning Act*:

> Environmental Impact Study;

> Stage 1 Archaeological Assessment;

> Functional Servicing Strategy;

> Stormwater Management Strategy;

> Traffic Impact Study;

> Land Use Compatibility Study;

> Preliminary Hydrogeological Study; and

> Preliminary Grading Plan.

5.4.4 The Waste Management Industrial Designation

5.4.4.1 Intent

a) The Waste Management Industrial Designation encompasses heavy industrial activities devoted to the management of waste. It is the intent of this Plan that active or inactive waste management sites be recognized in the implementing Zoning By-law, if appropriate.

5.4.4.2 Permitted Uses

a) The uses permitted within the Waste Management Industrial Designation shall be limited to permanent waste disposal (landfilling) and resource recovery activities (non-landfilling) such as including, but not limited to transfer stations, recycling facilities and organics processing facilities sites for the storage and/or processing of solid waste from the sanitary flushing program, stockpiling of overburden materials and similar uses, non-hazardous solid waste processing/transfer use, approved by the County and/or the Province. Active disposal, processing and transfer sites shall be operated in accordance within the standards established by the Province, the County and the Town.

b) Development approved in site specific Official Plan Amendments approved by the Town prior to the adoption of this Plan are also permitted within the Waste Management Industrial Designation.

c) The list of permitted uses may be further refined through the Zoning By-law to ensure that new development is appropriate in the context of the adjacent and surrounding community in terms of the size, type, and/or phasing of uses.

5.4.4.3 Existing Waste Management Sites (Active and Inactive)

a) Waste management sites are identified within the Waste Management Industrial Designation. The limits of the properties and associated assessment areas, if appropriate, are identified on **Schedule 2** and **Schedule 4**:

i. The active permanent waste disposal, transfer station and recycling facility site, owned and operated by the County of Simcoe (Site #2) in part of Lot 46, Concession 11 (Nottawasaga), addressed as 470 Tenth Line; and

ii. The former sewage lagoon (inactive), owned and operated by the Town of Collingwood, legally described as part of Lot 48, Concession 12 (Nottawasaga) Part 1 on 51R-20589, and located to the east of Osler Bluff Road and south of the Georgian Trail.

b) The following inactive County, local municipal and private waste management sites [and assessment areas, if appropriate,] are identified on **Schedule 4**:

Non-Decision 2

i. The inactive incinerator site owned by the County of Simcoe (Site #33), in part of Lot 48, Concession 12 (Nottawasaga), addressed as 227 Osler Bluff Road, and located to the east of Osler Bluff Road and south of the Georgian Trail;

ii. The inactive public landfill site (Site 624) legally described as Plan 38, Part Lots K1 and K3 2-5; Plan 73 LK3EPT plus 51R-29449; Parts 6 & Closed landfill on the north side of First Street, otherwise known as Harbourview Park;

iii. The inactive public landfill site legally described as Concession 8, Part of Lot 44; RP 51R-25091, Parts 1 to 10; Waterlot, otherwise known as Heritage Drive and Millenium Park;

iv. The inactive public landfill site (Site 613) legally described as Concession 8 (Nottawasaga), Part of Lot 44, south of Huron Street, west of Niagara Street; and

v. The inactive private landfill site (Site 507) legally described as Concession 10 (Nottawasaga), Part of Lot 45, south of Harbour Street, west of Balsam Street.

5.4.4.4 General Development Policies

Protection from Sensitive Uses

a) Operations within the Waste Management Industrial Designation are to be protected from intrusions of sensitive land uses that may restrict the operations of existing or planned industrial land users.

Compatibility

b) All permitted development within the Waste Management Industrial Designation identified on **Schedule 2** shall be conducted in a manner that adequately mitigates pollution from noise, vibration, odours, smoke, dust or any other forms of pollution, and shall be in compliance with all applicable Provincial, County and Town policies, standards, and guidelines.

c) Adequate buffering and setbacks shall be provided between waste management site uses and adjacent land uses and roads. Such buffers may include the provision of grass strips, screening and the planting of trees and shrubs, and the location of a berm or fence.

d) Where a property within the Waste Management Industrial Designation abuts any property that is planned to accommodate a sensitive land use, the onus for the provision of appropriate mechanisms to ensure compatibility, sensitive integration and an appropriate transition to those abutting properties shall lie with the planned sensitive land use. Where deemed necessary, studies in support of a development application for a sensitive land use on lands abutting the Waste Management Industrial Designation may be required to assess potential impacts from the existing employment use on the proposed sensitive use, and shall demonstrate the adequacy of the proposed mitigative measures. Such studies shall be prepared by a qualified professional, to the satisfaction of the Town.

Outdoor Storage

e) Outdoor storage is permitted. However, outdoor storage areas shall be subject to the following:

i. All outdoor storage areas shall be located away from any adjacent lands containing existing residential uses, or lands within a designation that permits residential development, or have adequate buffers that will visually screen the outdoor storage area from adjacent lands/uses;

ii. All buffers, fencing and screening shall visually enhance the site, and shall be permanent in its construction; and

iii. Where natural landscaping is utilized, it shall be of adequate size to appropriately screen the storage area when it is installed.

Parking and loading facilities

f) Adequate parking and loading facilities shall be provided on-site.

New Waste Management Site or an Expansion to an Existing Waste Management Site

g) New and expanded waste management sites shall be established in accordance with the *Environmental Protection Act*, and considered by the Town through a comprehensive Official Plan Amendment process. In addition, and where deemed necessary, studies in support of a development application may be required to assess potential impacts from the proposed use, and shall demonstrate the adequacy of the proposed mitigation measures. Such studies shall be prepared by a qualified professional, to the satisfaction of the Town.

h) The expansion of an existing and/or inactive waste management site for the purposes of non-landfilling activities including, but not limited to, transfer stations, recycling facilities and organics processing facilities, sites for the storage and/or processing of solid waste from sanitary flushing program, stockpiling of overburden materials and similar uses, non-hazardous solid waste processing/transfer use, may not require an amendment to this Plan, depending on the proposed use, scale, and anticipated impacts.

Reuse of a Waste Management Site

i) No new uses or the construction of buildings or structures or changes affecting the ground surface of lands previously used as a waste management and/or disposal site are permitted by this Plan. No new uses or the construction of buildings or structures can be permitted, and no Official Plan Amendment and/or Zoning By-law Amendment may be considered without the written approval of the Province indicating that the proposed land use activity is in accordance with the provisions of the *Environmental Protection Act*.

5.4.5 The Waste Disposal (D-4) Assessment Areas Overlay

a) The Waste Disposal (D-4) Assessment Areas identified on **Schedule 4** identifies lands in the vicinity of active and inactive solid waste management and/or waste disposal sites where landfilling-related impacts may be present which has the potential to negatively influence future land use activities. Within these areas development may be permitted in conformity with the underlying land use designations indicated on **Schedule 2** and the following policies:

i. There is one active County-owned waste management site and six inactive waste disposal sites in the Town;

ii. Unless provided for otherwise in this Plan, the development of new uses or new or enlarged buildings or structures within the Waste Disposal (D-4) Assessment Area of approximately 500 metres from the fill area of a waste management site may be permitted, provided a D-4 Study is completed to determine the following, among other matters in accordance with Provincial Guidelines:

> The impact of any methane gas migration;

> Whether the proposed use will be adversely affected by noise, odour, dust or other nuisance factors from the waste disposal site;

> Potential traffic impacts;

> Whether the proposed use will be adversely affected by ground and surface water contamination by leachate migrating from the waste disposal site;

> The impact of the proposed use on leachate migration from the landfill site;

iii. The D-4 Study is intended to address these matters and other items outlined in the Province's Guideline D-4, April 1994, or its successor as required to ensure that the proposed land uses are compatible in nature and do not adversely impact on each other. The Guideline D-4 allows for the D-4 assessment area to be reduced where the actual influence area of the waste management site has been determined to be less than 500 metres, or where significant impacts are encountered beyond 500 metres, the D-4 assessment area may be extended beyond the 500 metres;

iv. Notwithstanding the above, no land use shall take place within 30 metres of the perimeter of a fill area of a waste management site, except in cases where this distance may be decreased to 20 metres for non-operating sites where it has been demonstrated that gas controls only are necessary; and

v. The studies required to support a development application within the D-4 assessment area shall be based on the type and/or scale of the development proposed or the studies may be waived or scoped as determined appropriate by the D-4 Approval Authority. For all County owned or operated waste management sites with fill areas the County is the D-4 Approval Authority. For all private and local municipality

owned or operated waste management sites, the Town is the D-4 Approval Authority. D-4 Studies will be peer reviewed and any proposed conditions including mitigation and monitoring will be implemented accordingly. The County and the Town shall, in a timely manner, provide the proponent with all information and studies within their possession relevant to the assessment to be completed provided same are not documents that would otherwise be excluded from disclosure by solicitor/client privilege or pursuant to the *Municipal Freedom of Information and Protection of Privacy Act*. The nature of the required studies and their scope shall be determined in consultation with the County for County owned sites, and with the Town and Province for private and local municipal sites, at the time the development is proposed.

b) All lands within the D-4 assessment area shall be subject to a Holding provision in the Zoning By-law. The lifting of a Holding provision permitting the development of any new use, or new or enlarged buildings or structures within the assessment area shall not occur until Council is satisfied that all the studies required by the Town and County have been completed and implemented. The Holding provision shall only be lifted as it relates to the specific use, building or structure proposed. Further study will be required for additional uses, buildings or structures on the property. The boundary of the Hold zone shall include all properties that are within the 500 metre D-4 assessment area.

c) For all *Planning Act* applications to permit a proposed use or structure, appropriate studies dealing with the matters set out above shall be submitted for consideration of the Council and the appropriate review agency.

d) Where the study completed in accordance with Guideline D4 indicates that implementation measures are necessary, they shall be implemented through a Zoning By-law Amendment and/or the proposed development shall be subject to Site Plan Control to ensure the implementation of such measures.

e) Notwithstanding the land use designations on **Schedule 2**, residential development shall not be permitted in areas identified to contain organic or chemical waste. Furthermore, notwithstanding the land use designations on **Schedule 2,** in Waste Disposal (D-4) Assessment Areas only land uses compatible with the existing or former waste disposal operation and/or which can be safely located as demonstrated through the required studies shall be permitted, which may necessitate an amendment to this Official Plan and/or Zoning By-law.

5.5 Future Community Area

a) The Future Community Area, identified on **Schedule 1**, lies within the Settlement Area Boundary, but outside of both the Built-Up Area Boundary (except within Secondary Plan Areas) and the Designated Greenfield Areas. These lands are designated in this Plan, on **Schedule 2**, as:

i. Rural Designation, and

ii. Rural Residential Designation.

These two Designations ensure that the lands will continue to be used for agricultural and rural land uses, including existing Rural Residential uses, until such time as they are required for future community development - which is anticipated beyond the 2051 time horizon of this Plan.

b) To facilitate future community land use designations on the lands identified as Future Community Area on **Schedule 1**, the Town shall require the preparation of comprehensive Secondary Plan(s) in accordance with the policies of this Plan, that shall be approved as an Amendment, or Amendments to this Plan. The Town may initiate the preparation of the required Secondary Plan(s) in order to ensure that the Town maintains a sufficient supply of land to accommodate over time mixed use community development opportunities, residential neighbourhood opportunities, as well as opportunities to attract and accommodate employment generating land uses. Any review of the need for employment uses may be undertaken in conjunction with the County of Simcoe and surrounding municipalities.

c) The ultimate reclassification and redesignation of the lands in the Future Community Area for urban development, if proposed by a landowner, or landowners group, must be appropriately justified. Any proposal for reclassification and redesignation for urban development must be justified by supporting studies and documentation demonstrating the need for the reclassification and redesignation in the context of relevant Provincial policy direction and that the proposed urban growth is unable to be accommodated in existing designated greenfield areas or through intensification and infill within the built-up area of the Town. Importantly, there must be a clear commitment from the municipality to ensure that all forms of municipal infrastructure is, or can be made available to service additional urban forms of development.

5.5.1 The Rural Designation

5.5.1.1 Intent

a) As noted, the Rural Designation is considered to be a holding classification accommodating existing agricultural uses and lands which are not immediately required for new growth, are not easily serviceable and/or are intended to be the subject of more comprehensive planning analyses to accommodate urban land uses at some time in the future, beyond 2051. It is the intent of this Plan to:

   i. Recognize and promote the continued use of lands currently being used for non-intensive agricultural/rural purposes for as long as possible, in the period leading up to their future community development;

   ii. Promote the development of recreational, interpretive, green space connecting corridors, and/or educational resources, including new trail systems, in cooperation with area landowners; and

   iii. Discourage the fragmentation of larger tracks of land into smaller parcels that may compromise future development potential.

b) This Plan recognizes that the future of these lands is for urban forms of development. As such, significant investment in new buildings and structures is to be discouraged, except where such investment is necessary to ensure the ongoing economic viability of any existing uses/operations, in consideration of the 2051 planning horizon of this Plan.

5.5.1.2 Permitted Uses

a) The predominant uses on lands so designated shall be agriculture, recreation, and conservation. Permitted uses in the Rural Designation may include, subject to the relevant policies of this Plan:

   i. Agricultural uses and farm practices, including:

      > Growing of crops, including nursery, biomass, and horticultural crops;

      > Raising of livestock and the raising of other animals for food, fur or fibre, including poultry and fish;

      > Aquaculture;

      > Apiaries;

      > Agro-forestry;

      > Associated on-farm buildings and structures;

   ii. Recreational uses;

iii. Single detached dwellings on existing lots of record;

iv. Additional Residential Units;

v. Short-term Accommodations;

vi. Home-Based Businesses;

vii. Public service facilities;

viii. On-farm diversified uses;

ix. Agricultural-related uses;

x. Agri-tourism uses; and

xi. Agricultural research and training establishments.

b) In addition to the identified list of permitted uses, uses accessory to any of the identified permitted uses may also be permitted within the Rural Designation.

c) The list of permitted uses may be further refined through the Zoning By-law to ensure that new development is appropriate in the context of the adjacent and surrounding community in terms of the size, type, and/or phasing of uses.

5.5.1.3 General Development Policies

Compatibility

a) All development shall be designed, located and managed to be complementary to the primary permitted uses in the Rural Designation. The Town shall encourage compatible development, redevelopment and rehabilitation throughout the Rural Designation by supporting development applications that conform to the policies of this Plan, the regulations of the Zoning By-law, applicable Master Plans or Strategies and the associated Urban Design Manual.

b) Where a property within the Rural Designation abuts the Rural Residential Designation, or the Existing Neighbourhoods Designation, appropriate mechanisms shall be established in the Zoning By-law, or in a Site Specific Zoning By-law Amendment to ensure compatibility, sensitive integration and an appropriate transition to those abutting properties.

c) Where applicable, all new development within the Rural Designation shall comply with the Province's Minimum Distance Separation requirements.

Further, where permitted uses of a non-agricultural nature are sought through a Zoning By-law Amendment and/or Site Plan Control, the Town may require the preparation of an Agricultural Impact Assessment as part of a complete application.

Development Design

d) Development within the Rural Designation shall exhibit high-quality design features including built form, architectural detail, landscaping and signage. Where adjacent to Highway 26 or an Arterial or Collector Road, buildings shall be designed to face the Highway and/or Road.

Development on Existing Vacant Lots of Record

e) Within the Rural Designation, where a Vacant Lot of Record legally existed on the date of adoption of this Plan, a building permit may be issued subject to compliance with the permitted use provisions and relevant policies of this Plan and the regulations of the Zoning By-law.

f) Within the Rural Designation, development may occur on individual private on-site services provided the adequacy of the proposed method of water supply and sanitary sewage disposal and sufficient reserve capacity for effluent treatment of hauled sewage is demonstrated to the satisfaction of the Town and/or other authority with jurisdiction. Where individual private on-site services exist, they should be installed to facilitate connections to municipal services.

g) Any development proposal on an Existing Vacant Lot of Record may be subject to an Agricultural Impact Assessment and/or Environmental Impact Study, where necessary.

Extensions/Enlargements to Existing Uses

h) Minor extensions and enlargements may be permitted to uses legally existing on the date of the adoption of this Plan provided that the adequacy of the existing or proposed individual, on-site water supply and/or sanitary sewage disposal servicing systems are demonstrated to the satisfaction of the Town.

Lot Creation

i) The creation of new lots within the Rural Designation shall only be permitted by Amendment to this Plan and the Zoning By-law. Further, and in addition to all of the policies for a Consent to Sever of this Plan, new lots may be permitted within the Rural Designation if:

i. The new lot is to be severed to facilitate an agricultural use, and both the retained and severed parcels each have a lot area of no less than approximately 40 hectares; or

ii. The new lot may be created through a consent when farm consolidation has resulted in a surplus dwelling unit that is not required for the long term needs of the remaining farm operation. The new lot may be created provided that the establishment of any new residential use is prohibited on the remaining lands that accommodate a farming operation. This policy requires that the new lot to be severed incorporates the surplus dwelling, and that the surplus dwelling is deemed to be compliant with the Ontario Building Code and was in existence prior to the Approval of this Plan. In addition, the farm operator shall be the owner of the lands proposed to be severed at the time of the severance, and shall have a principal farm operation elsewhere in the Town; or

iii. The lot is required for an agriculture-related use, provided the lot is limited to the minimum size needed to accommodate the use and appropriate sewage and water services, and is zoned specifically for agricultural-related use. Residential uses shall not be permitted on such lots. The lot should be in a location that is separate from the primary agricultural operations by physical features or where it causes minimal disruption to the agricultural operation and, if possible, be located on lower quality soils.

j) The consolidation of farms into larger and more efficient operations is encouraged. In this regard, the consolidation of two adjacent farm parcels or a boundary adjustment that increases the viability of a farm parcel is permitted provided no new lot is created.

5.5.1.4 Land Use/Built Form Specific Policies

On-Farm Diversified Uses

a) On-farm diversified uses within the Rural Designation are secondary industrial or commercial uses that are limited in area and are accessory to an agricultural operation or a single detached dwelling on the same property. These uses should not detract from the primary use of the property for agricultural or residential purposes, nor shall these uses detract from the intent of this Plan as they relate to the Rural Designation.

b) Such uses may include building and/or landscaping contractors yards, workshops for skilled trades and services, or small-scale production and processing facilities undertaken in a workshop or agricultural building. The accessory retail sale of products produced in conjunction with the home industry or on-farm diversified uses is also permitted.

c) The establishment of an on-farm diversified use shall be subject to a Site Specific Zoning By-law Amendment and Site Plan Control. In considering approval of such uses, the Town shall be satisfied the following criteria have been addressed:

i. The building(s) accommodating the use is located within the existing farm-building cluster;

ii. The building(s) accommodating the use has a floor area that is limited in size and is in keeping with the size of the land parcel and scale of farm buildings;

iii. The use and any activity area associated with the use is suitably set back from all lot lines;

iv. The type and level of traffic generated by the use is compatible with the character of the area and the function of adjacent roads;

v. The operator of the on-farm diversified use permanently resides on the property, however a limited number of employees of seasonal or permanent nature may be permitted;

vi. All machinery and equipment, with the exception of motor vehicles required for the use, is located within enclosed buildings;

vii. Any permitted open storage associated with the use is screened from view and located within a fenced compound; and

viii. Any retail component of the use is clearly accessory to the on-farm diversified use and does not detract from the primary use of the property or adjacent properties.

Agricultural-Related Uses

d) Agricultural-related uses are industrial or commercial in character and provide services or products to farm operations and are beneficial to the agricultural community. When evaluating the required Site Specific Zoning By-law Amendment and/or Site Plan Control application to permit a new agricultural-related use, the Town shall consider the following criteria:

i. The proposed business would not remove active agricultural land from production and the location would be compatible with and not hinder, surrounding agricultural operations and other existing land uses; and

ii. The size and character of the proposed use is appropriate within the Rural Designation.

e) In cases where the proposed agriculture-related use involves vehicles or equipment providing contract services (i.e., trucking), the Town shall be satisfied that the nature of the building and/or facility exclusively serves farm operations. The Site Specific Zoning By-law Amendment will regulate the size of the structures and the maximum land area available for vehicle or equipment storage and/or parking.

Agri-Tourism Uses

f) The Town supports the development of uses that highlight the importance and value of the agricultural economy. On this basis, uses such as farm tours, petting zoos, hay rides and sleigh rides, small-scale farm theme playgrounds, processing demonstrations, and small-scale educational establishments that focus on farming instruction are permitted in the Rural Designation as an accessory use on a farm, subject to a Site Specific Zoning By-law Amendment, in consideration of the following criteria:

i. The use and any activity area associated with the use is suitably set back from all lot lines; and

ii. The type and level of traffic generated by the use does not create an undue, adverse impact on adjacent properties and is compatible with the capacity of the adjacent road.

Agricultural Research and Training Establishments

g) Agricultural research and training establishments may be permitted subject to a Site Specific Zoning By-law Amendment, provided the Town is satisfied that:

i. The use is related to and will benefit the agricultural industry;

ii. The use will assist in the furthering of knowledge in the agricultural sector of the economy; and

iii. The use will assist local farmers through training and the identification of improved farming methods and procedures.

5.5.2 The Rural Residential Designation

5.5.2.1 Intent

a) All future residential development within the Town shall occur on full municipal water and sanitary sewage disposal services. As a result of earlier approvals, however, certain unserviced, or partially serviced residential areas already exist within the municipality.

5.5.2.2 Permitted Uses

a) Within the Rural Residential Designation identified on **Schedule 2**, the following uses may be permitted:

i. Single detached dwellings;

ii. Additional Residential Units;

iii. Short-term Accommodations; and

iv. Home based businesses.

5.5.2.3 General Development Policies

Compatibility

a) The Town shall encourage compatible development, redevelopment and rehabilitation throughout the Rural Residential Designation by supporting development applications that conform to the policies of this Plan, the regulations of the Zoning By-law, any applicable Master Plan or Strategy and the associated Urban Design Manual.

Building Height

b) In addition to the policies for Low-Rise Buildings in this Plan, the following maximum building height within the Rural Residential Designation shall be 3 storeys, or 11 metres, whichever is less, subject to ensuring compatibility and appropriate transitions to adjacent land uses and built forms.

Site Development Capacity

c) All new development, including additional residential units, permitted within the Rural Residential Designation shall only be permitted on the basis of appropriate and adequate private individual, on-site water supply and sewage treatment facilities, to the satisfaction of the Town and/or the Province.

Development on Existing Vacant Lots of Record

d) Within the Rural Residential Designation, where a Vacant Lot of Record legally existed on the date of adoption of this Plan, development of a single-detached dwelling may be permitted and a building permit may be issued subject to compliance with the policies of this Plan and the regulations of the Zoning By-law.

Creation of New Residential Lots

e) The creation of new single-detached residential lots may be permitted by

consent of the Committee of Adjustment, in the case of limited infilling between existing residential lots.

f) Prior to the approval of a consent, it shall be established to the satisfaction of the Town and/or the Province that the proposed lots have appropriate frontage on and gain access from a public road. It is recognized that prior to 2014 a number of Rural Residential lots were created or existed which did not have frontage on a municipally assumed public road. These lots may continue to have vehicular access via existing private rights-of-way to a public road, unless the Town deems it appropriate to assume the private road in accordance with this Plan.

g) The creation of any new residential lot for a single-detached dwelling within the Rural Residential Designation may be subject to an Agricultural Impact Assessment and/or Environmental Impact Study, where necessary.

5.6 Natural Heritage System

a) The Natural Heritage System is complex and highly integrated. It is the intent of this Plan to protect natural heritage features and areas for the long term. It is also the intent of this Plan that the diversity, and connectivity of natural features in an area, and the long-term ecological function and biodiversity of Natural Heritage Systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features. The Natural Heritage System is intended to:

   i. Recognize the watershed and subwatersheds as the ecologically meaningful scale of integrated long-term planning, the evaluation of cumulative and climate change impacts, and the minimization of cross-jurisdictional impacts of development;

   ii. Protect the health and water quality of the Nottawasaga Bay Shoreline and the Nottawasaga Valley Watershed, and its associated tributaries as a complete water resource system;

   iii. Protect source water, surface and underground water resources;

   iv. Plan for the efficient and sustainable use of water resources;

   iii. Conserve native biodiversity and enhance climate change resiliency and carbon sequestration;

   iv. Protect all significant natural heritage features and their associated ecological functions using a system-wide approach;

   v. Provide for or maintain connections and linkages between significant natural heritage features that maintain functionality and provide corridors for wildlife movement; and

   vi. Enhance the protection of public health and safety from natural hazards, including flooding.

b) The Natural Heritage System was established through an assessment of the mapping that is included as **Appendix III: Natural Heritage System**. The Natural Heritage System identified on **Schedule 3** is comprised of one designation and an overlay:

   i. The Environmental Protection Designation, which comprises the identified significant natural heritage features and an associated 30 metre buffer, that the Town shall protect and conserve - identified on **Schedule 3**; and

ii. The Adjacent Lands Overlay, which is based on an approximate 90 metre setback from the boundary of the Environmental Protection Designation and is intended to act as a trigger for the completion of an Environmental Impact Study when required by the Town - identified on **Schedule 3**.

c) The Natural Heritage System is also protected through a number of Town-wide policies that are related to

i. Natural Hazards, which are generally integrated within the Environmental Protection Designation, with some additional information included on **Schedule 3**;

ii. Stormwater Management;
iii. Endangered Species/Species at Risk;

iv. Urban Forestry; and

v. Source Water Protection, with more detailed information provided on **Schedule 4**.

5.6.1 The Environmental Protection Designation

5.6.1.1 Intent

a) It is the intent of this Plan to ensure that natural heritage features and functions within the Environmental Protection Designation are protected from any negative impacts of development and that the biodiversity, connectivity and ecological function of the natural heritage features within the Designation are protected, maintained, restored or, where possible, improved for the long-term.

5.6.1.2 Permitted Uses

a) Permitted uses, subject to the results of an Environmental Impact Study, on lands within the Environmental Protection Designation may include:

i. Conservation uses;

ii. Parks and trails and other associated passive recreational opportunities and facilities that do not require substantial site alterations;

iii. Buildings or structures appropriate and supportive of public parks and trails and other associated passive recreational opportunities and facilities;

iv. Buildings or structures necessary for flood or erosion control;

v. Existing golf courses and other existing lawful uses restricted to their geographic location as of the date of the adoption of this Plan; and

vi. Existing agricultural uses.

b) In addition to the permitted land uses listed, municipal service infrastructure projects and public/private utilities, where the alignments or locations of those facilities have been established in this Plan, and/or an approved Environmental Assessment process, may be permitted on lands within the Environmental Protection Designation, subject to the application of specific mitigation measures as set out in an approved Environmental Impact Study. Notwithstanding the permission provided by this policy, no municipal service infrastructure projects shall be permitted within any identified Provincially Significant Wetland.

c) In addition to the identified list of permitted uses, uses accessory to any of the identified permitted use, such as the rental of bikes, canoes, and kayaks, may also be permitted within the Environmental Protection Designation.

d) The list of permitted uses may be further refined through the Zoning By-law to ensure that any new development or site alteration adequately considers and protects the Natural Heritage System and its associated ecological functions.

5.6.1.3 Components

a) The Environmental Protection Designation is identified on **Schedule 2**, and is comprised of the following components:

i. Provincially significant wetlands, including coastal wetlands;

ii. Provincially significant woodlands;

iii. Provincially significant valleylands;

iv. Rivers and streams;

v. Significant wildlife habitat attributes and functions, including habitat for species-at-risk, fish, and rare plant communities;

vi. Significant areas of natural and scientific interest;

vii. Hazard lands, including the Nottawasaga Bay Shore Lands;

viii. Other natural heritage features (i.e., woodlands that are less than 4 hectares, locally significant wetlands, treed slopes, and cultural habitat features); and

ix. Linkages, enhancement/restoration areas.

b) The Environmental Protection Designation also includes a 30 metre buffer from identified natural heritage features to protect their ecological and hydrological functions. The 30 metre buffer is a minimum buffer and may be adjusted as a result of further analysis carried out in an Environmental Impact Study.

5.6.1.4 General Development Policies

Boundaries

a) The boundaries of the Environmental Protection Designation shown on **Schedule 2** have been conceptually delineated. It is the intent of this Plan that their precise locations be determined in consultation with the Conservation Authority and any other agency having jurisdiction, at the time of the consideration of specific development applications.

b) An amendment to this Plan shall not be required to make minor modifications to the boundaries of the Environmental Protection Designation provided the overall intent of the Plan is maintained. Minor adjustments to the boundary of the Environmental Protection Designation may be facilitated through an Environmental Impact Study without the need to amend this Plan. Where a minor adjustment to the boundary of the Environmental Protection Designation is approved by the Town, in consultation with the Conservation Authority and any other agency having jurisdiction, the abutting land use designation as identified on **Schedule 2**, shall apply

c) Significant changes to the Environmental Protection Designation as identified on **Schedule 2** shall only be considered through an Environmental Impact Study, submitted in support of an Official Plan Amendment application.

Limited Development

d) No buildings or structures, nor the cutting of trees, site alteration, or the removal or placing of fill of any kind whether originating on the site or elsewhere, may be permitted within the Environmental Protection Designation, except with the approval of the Town, in consultation with the Conservation Authority and any other agency having jurisdiction. Lands within the Environmental Protection Designation shall generally not form part of any new lots to be created for the purposes of development, other than to facilitate the establishment of the uses permitted by this Plan.

Environmental Impact Study

e) Where development, redevelopment and/or site alteration is proposed within the Environmental Protection Designation, the Town shall require that an Environmental Impact Study be prepared by a qualified professional with appropriate in-season field work, and in accordance with any applicable Federal, Provincial, and Town requirements that demonstrates that there will be no negative impacts on any natural heritage features, or their ecological functions, to the satisfaction of the Town, in consultation with the Conservation Authority and any other agency having jurisdiction.

f) All proponents are encouraged to consult and engage Indigenous peoples in the preparation of Environmental Impact Studies.

g) Where fish habitat and/or the habitat of endangered species and/or the habitat of threatened species are identified, the required Environmental Impact Study shall ensure that all Provincial and Federal requirements have been satisfied.

Scoping/Waiving of an Environmental Impact Study

h) Where an application for development, redevelopment and/or site alteration within the Environmental Protection Designation is of a minor nature, the Town, in consultation with the Conservation Authority and any other agency having jurisdiction, may scope or waive the requirement for an Environmental Impact Study.

No Negative Impact

i) The establishment of any permitted use shall demonstrate no negative impact to natural heritage features or associated ecological functions, as demonstrated through the required Environmental Impact Study. Where a permitted use requires impact mitigation, the mitigation shall result in no negative impact on the natural heritage features or their ecological functions.

Compensation Where Impact Unavoidable

j) Where development, redevelopment and/or site alteration is necessary within the Environmental Protection Designation, and a negative impact is unavoidable as identified through an Environmental Impact Study, then the Town, in consultation with the Conservation Authority and any other agency having jurisdiction, may accept a compensatory mitigation approach. Where compensatory mitigation is proposed, it must be demonstrated through an Environmental Impact Study that the mitigation results in no net loss of the natural heritage features and/or their supporting ecological functions.

Existing Lots of Record

k) Where there is an Existing Lot of Record, the owner may be entitled to build one (1) single detached dwelling on the Lot, subject to relevant Zoning By-law provisions

The permission for the development of an Existing Lot of Record shall be subject to all of the following criteria:

i. The Lot legally existed prior to the approval of this Plan;

ii. The Lot has frontage on a Public Road;

iii. The proposed single detached dwelling is located outside of lands subject to natural hazards or has been flood-proofed to the satisfaction of the Conservation Authority or any other agency having jurisdiction, and

iv. The Lot can be provided with an appropriate water supply and sewage disposal facilities.

The landowner may consult with the Town, Conservation Authority, and any other agency having jurisdiction, to locate the dwelling on the lot that minimizes the impact of the development on the natural heritage features and their associated ecological functions, and in consideration of any natural hazards affecting the property.

Existing Uses and Structures

l) Existing legal non-conforming uses and structures within the Environmental Protection Designation are permitted and may be replaced if destroyed by natural causes. An application for the expansion or enlargement of such uses and structures may be considered by the Town, subject to the submission of an Environmental Impact Study, in consultation with the Conservation Authority and any other agency having jurisdiction. The application shall demonstrate no negative impact to the natural heritage features and/or their supporting ecological functions, and may require an application for rezoning.

Existing Approvals

m) Where an existing development has received approval from the Town prior to the date of the approval of this Plan, has not yet been developed, but is now within the Environmental Protection Designation identified on **Schedule 2**, the Town will work with the developer to mitigate the impacts of that development on the natural heritage features and/or their supporting ecological and hydrological functions or consider allowing the existing approval to lapse, if applicable.

n) Where a development has been partially, but not fully approved, and still requires subsequent approvals under the *Planning Act*, or where a request

to extend an existing approval is made, the Town may require that an updated Environmental Impact Study or scoped environmental review be carried out to ensure that there is no negative impact to the Natural Heritage System and any supporting ecological functions in support of an extension to an existing approval, or any new approval required under the *Planning Act*.

Removal or Destruction of a Natural Feature

o) The removal or destruction of any natural heritage feature, trees/woodlots, or any associated ecological function by unauthorized development, tree cutting or site alteration is prohibited. Such removal or destruction will not provide the rationale for the removal of these lands from the Environmental Protection Designation. Restoration, to the satisfaction of the Town, in consultation with the Conservation Authority and any other agency having jurisdiction, will be required where the removal or destruction of a significant natural heritage feature or any associated ecological function by unauthorized development or site alteration has occurred. Charges or penalties may be imposed pursuant to a Site Alteration By-law or Tree Cutting By-law.

Dedication of Lands

p) Lands within the Environmental Protection Designation may be dedicated to the Town, other public authority, or to a Land Trust or other not-for-profit agency, subject to the approval of the Town, without cost. Any dedication may or may not be considered as a community benefit, subject to the details of the Town's Community Benefits Charges By-law, if applicable.

q) Where lands within the Environmental Protection Designation are proposed for dedication to the Town, they shall be conveyed in a satisfactory physical condition and if an open watercourse is involved, the dedication shall provide sufficient land for property maintenance operations to be carried out. Such land shall not be acceptable as parkland dedication.

5.6.2 The Adjacent Lands Overlay

5.6.2.1 Intent

a) The intent of the Adjacent Lands Overlay is to trigger the requirement for the preparation of an Environmental Impact Study to support applications for development.

b) Lands within 90 metres and abutting the Environmental Protection Designation are shown on **Schedule 3** as the Adjacent Lands Overlay. Adjacent Lands may have ecological functions or linkages that are important

to the long-term health of the features and functions of the Natural Heritage System.

c) As an Overlay, the policies in this Section of this Plan must be read in conjunction with the policies of the associated underlying land use designation that is identified for any specific site on **Schedule 2**.

5.6.2.2 Permitted Uses

a) The uses permitted on any specific site or area within the Adjacent Lands Overlay may include those land uses permitted by the underlying land use designation, as identified on **Schedule 2**, subject to the results of an Environmental Impact Study when required by the Town.

b) In addition to any permitted land uses, the extension of existing municipal infrastructure projects where the alignments or locations of those facilities have been established in this Plan, and/or an approved Environmental Assessment, may be permitted on lands within the Adjacent Lands Overlay, subject to the application of specific mitigation measures as set out in an approved Environmental Impact Study.

5.6.2.3 General Development Policies

Environmental Impact Study

a) Where development, redevelopment and/or site alteration is proposed within the Adjacent Lands Overlay, the Town shall require that an Environmental Impact Study be prepared by a qualified professional with appropriate in-season field work, and in accordance with any applicable Federal, Provincial, and Town requirements, that demonstrates that there will be no negative impacts on any natural heritage features, or their ecological functions, to the satisfaction of the Town, in consultation with the Conservation Authority and any other agency having jurisdiction.

b) All proponents are encouraged to consult and engage Indigenous peoples in the preparation of Environmental Impact Studies.

Scoping/Waiving of an Environmental Impact Study

c) Where an application for development, redevelopment and/or site alteration within the Adjacent Lands Overlay is of a minor nature, the Town, in consultation with the any other agency having jurisdiction, may scope or waive the requirements for an Environmental Impact Study.

The Underlying Land Use Designation to Apply

d) Subject to the conclusions and requirements of the Environmental Impact Study, the lands may be developed in accordance with the permitted uses

and development policies of the underlying land use designation that is identified on **Schedule 2**. Any changes to the extent of the developable land area, restrictions on any permitted land use and/or any required impact mitigation requirements identified in the Environmental Impact Study shall be identified, implemented, regulated or otherwise secured to the satisfaction of the Town.

Existing Approvals

e) In cases where an Environmental Impact Study was completed and approved in support of the existing planning approval within the Adjacent Lands Overlay, further Environmental Impact Study requirements may be waived by the Town.

5.6.3 Natural Hazards

5.6.3.1 Intent

a) The Environmental Protection Designation identified on **Schedule 3** incorporates the Nottawasaga Bay Shore Lands, local sub-watersheds, and the five major river systems as identified on **Schedule 3.1** within the Town, including:

i. Silver Creek;

ii. Black Ash Creek;

iii. Batteaux River;

iv. Townline Creek; and

v. Pretty River.

Each of these features are, in addition to their environmental functions, susceptible to flooding and pose a potential threat to property and the health and safety of the public. The Oak Street Canal is also susceptible to flooding and poses a potential threat to property and the health and safety of the public but is contained within a built-up area of the Town and is not captured by the Environmental Protection Designation.

b) It is the intent of this Plan that planning and development decisions shall protect, improve, or restore the quality and quantity of water and related resources, where possible on an integrated watershed management basis. Further, development and site alteration shall:

i. Be restricted in or near sensitive surface water features and sensitive ground water features and their related hydrological functions will be protected, improved or restored; and

ii. Occur in a manner that will protect property and the health and safety of the public from natural hazards such as flooding and erosion.

c) Floodplain management shall occur on a watershed management basis giving due consideration to the upstream, downstream, cumulative effects of the development, and impacts arising from a changing climate.

5.6.3.2 General Development Policies

a) Development and site alteration shall generally not be permitted within flooding, erosion and/or dynamic beach hazards, including areas that would be rendered inaccessible to people and vehicles during times of these hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard. For greater clarity, development and site alternation shall not be permitted within floodway regardless of whether the area of inundation contains high points of land not subject to flooding.

b) Despite Section # above, development and site alteration may be permitted in certain areas associated with the flooding hazards where the development is limited to uses which by their nature must locate within the floodway, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows.

c) The one-zone concept for flood plains applies to all watercourses in the Town except the Pretty River.

5.6.3.3 Nottawasaga Bay Shore Lands

a) The Nottawasaga Bay Shore Lands are an important character-giving element of the Town and are intended to remain a major destination for residents and visitors. It is the intent of this Plan to, over time, maximize the attributes of the Nottawasaga Bay Shore Lands, and adjacent waterfront to their full potential. This can be achieved, notwithstanding a recognition of the inherent flooding and erosion hazards, in part, through activities and public and private initiatives which will:

i. Ensure reasonable, controlled, access to all public areas of the Shore Lands, for the benefit of the residents of Collingwood;

ii. Ensure that all development abutting the Environmental Protection Designation along the Shore Lands properly integrates with surrounding uses;

iii. Ensure that the development within or abutting the Shore Lands enhances the Town's park system, with particular focus on the retention of scenic views;

iv. Increase the amount of the Shore Lands in public ownership; and

v. Utilize best practices and building/landscape techniques to mitigate the impacts of climate change in all public realm and construction activities within or abutting the Shore Lands.

b) The Nottawasaga Bay Shore Lands are susceptible to flooding and development on these lands is subject to the Regulatory Flood Standard. The Regulatory Flood Standard for the Nottawasaga Bay Shore Lands is delineated conceptually within the Environmental Protection Designation on **Schedules 3 and 3.1** in accordance with the floodline hazard delineation study undertaken by the Conservation Authority, or successor thereto. It is intended that the 1:100 Year flood elevation of 178.0 metres Geodetic Survey of Canada Datum (GSCD) be used as a guide in the preparation of the Zoning By-law.

c) In addition to the permitted uses identified within the Environmental Protection Designation, existing uses and minor additions to structures/facilities such as docks and boat houses, which by their nature must be located on or near the Shore Lands shall also be permitted within the Nottawasaga Bay floodplain. Any development shall require the approval of the Town in consultation with the Conservation Authority, any other authority having jurisdiction, and the applicable Provincial Ministry.

d) Development outside the Nottawasaga Bay floodplain shall be set back a minimum of 15 metres from the 1:100 Year flood elevation of 178.0 metres GSCD. An additional set back may be required to satisfy the Conservation Authority requirement for wave up rush protection.

5.6.3.4 Silver Creek, Black Ash Creek, and Batteaux River Sub-Watersheds and Oak Street Canal - The One-Zone Concept

a) For all of the Silver Creek, Black Ash Creek, Townline Creek and Batteaux River Sub-Watersheds and the Oak Street Canal the regulatory flood is the greater of the Timmins Storm, the 1:100 year return period storm, or the flood actually experienced in the defined watershed. Within these sub-watersheds the One-Zone Concept shall apply. Where floodplain and/or regulation mapping exists, it has been considered in the establishment of the Environmental Protection Designation on **Schedule 3** and is more specifically depicted on **Schedule 3.1**. The appropriate Conservation Authority should be consulted to confirm the limits of the natural hazards associated with these watercourses and for permitting requirements within regulated areas under the *Conservation Authorities Act*.

b) The One-Zone Concept is a planning approach whereby the entire floodplain, as defined by the regulatory flood standard, is treated as one unit and all development within the floodplain is prohibited or restricted. The One-Zone Concept as defined by the regulatory flood shall regulate the

Silver Creek, Black Ash Creek, Townline Creek and Batteaux River and Oak Street Canal floodplains.

c) In addition to the permitted uses identified within the Environmental Protection Designation or within the regulatory floodplain of the Oak Street Canal, existing uses and minor additions thereto, shall also be permitted, within the defined floodplains of Silver Creek, Black Ash Creek, Townline Creek and the Batteaux River and Oak Street Canal. All permitted land uses shall require the approval of the Town of Collingwood in consultation with the Conservation Authority, and any other agency having jurisdiction.

d) New or substantially enlarged habitable buildings and structures shall not be permitted within the defined floodplains of Silver Creek, Black Ash Creek, Townline Creek and the Batteaux River or the Oak Street Canal.

e) The precise determination of the riverine erosion hazard limit will be based on a combined influence of the following, which will equal the greater of the flood or meander belt or slope hazard including a 6 metre access allowance:

i. The toe erosion allowance;

ii. The stable slope allowance;

iii. The flooding hazard limit or meander belt allowance; and

iv. The erosion access allowance.

5.6.3.6 The Pretty River Sub-Watershed - Two-Zone Concept

a) It is the intent of the Town to prevent loss of life and to minimize property damage and social disruption on flood-prone lands adjacent to the Pretty River in the event of a regulatory flood.

b) Within the Pretty River sub-watershed, the Two-Zone Concept will be employed. As a result, the floodplain associated with the Pretty River shall consist of two zones: the floodway and the flood-fringe. The floodway is generally defined as those lands located below the defined 1:100 Year flood level and the flood-fringe is defined as those lands located between the 1:100 Year flood level and the Regional Storm flood level. The flood fringe is depicted on **Schedule 3.1**.

c) Notwithstanding the use provisions of the Environmental Protection Designation, land uses permitted within the floodway are restricted to structural works used for flood and erosion/sediment control. The Town and the Conservation Authority shall approve such uses.

d) Subject to compliance with stricter use provisions of the Environmental Protection Designation, land uses permitted within the flood-fringe may include: residential, commercial, industrial, institutional, agricultural and open space/recreational uses as identified in the underlying Designation. Any site alteration shall adequately consider and protect the Natural Heritage System and its associated ecological functions.

e) Land uses permitted within the flood-fringe shall be subject to the following standards:

i. All major development permitted within the flood-fringe shall be subject to Site Plan Control and/or the provisions of a Subdivision Agreement;

ii. All uses shall be flood-proofed to the regulatory flood standard (Timmins Storm Flood Level);

iii. All development applications shall be accompanied by a Cumulative Impact Analysis. The Cumulative Impact Analysis shall identify the potential impacts on the hydraulics of the Pretty River floodplain and establish the precise areas available for development. The Conservation Authority, in consultation with the Town, may determine that an analysis is not required for minor development proposals;

iv. Vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;

v. New hazards are not created and existing hazards are not aggravated; and

vi. No adverse environmental impacts will result.

f) As a condition of development approval, a qualified professional, to the satisfaction of the Town and the Conservation Authority, and any other agency having jurisdiction, shall prepare an Ecological Restoration Plan (ERP). In general, the ERP will identify the areas within the Pretty River Corridor that require protection and the areas that require enhancement or restoration. Enhancement may involve techniques such as the introduction of indigenous tree and shrub species and riverbank stabilization. The Ecological Restoration Plan shall apply to those lands located within 30 metres of the stable top-of-bank of the Pretty River or those lands within the 1:100 year floodplain, whichever is greater. The number and location of residential units provided in the flood-fringe will be dictated by the Ecological Restoration Plan approved by the Conservation Authority and the Town.

g) The floodway is within the Environmental Protection Designation on **Schedule 3.1**. The flood-fringe, which is identified on **Schedule 3.1**, has been designated for existing or intended land uses. Policy f), above, shall apply to land use designations within the flood-fringe. Any remnant flood-

fringe area that is not technically suitable for development shall be placed in a restrictive zone category, in the Zoning By-law.

h) Minor development may be permitted within the Pretty River flood-fringe provided a permit is obtained from the Conservation Authority. For the purposes of this Plan, minor development is defined as the construction or reconstruction of a single-detached dwelling, the construction of a residential, commercial or industrial accessory structure or addition. Both dry and wet flood proofing techniques will be applied to minor development proposals to the regulatory flood standard.

i) All development, including stormwater management facilities shall be set back a minimum of 30 metres from the stable top of the bank of the Pretty River or shall be located outside the 1:100 Year floodplain, whichever is greater.

5.6.4 Endangered Species/Species at Risk

5.6.4.1 Analysis of Species at Risk

a) In addition to the Natural Heritage System identified on the Schedules to this Plan, it is a requirement of this Plan that all applications for development, regardless of whether they are within a defined element of the Natural Heritage System, be accompanied by an analysis of Species at Risk, in accordance with Provincial legislation and policies to ensure the long-term conservancy of habitat for threatened and endangered species. Such an analysis shall be prepared by a qualified professional, with appropriate in-season field work, to the satisfaction of the Town, in consultation with the Province and any other agency having jurisdiction and may be scoped based on the scale and nature of the development proposed. The Town may require information of adherence to this policy through conditions of approval for site plan/subdivision/condominium.

5.6.5 Source Water Protection

5.6.5.1 Intent

a) It is the intent of this Plan to support the protection of both drinking water quality and drinking water quantity for current and future citizens. In addition, this Plan identifies activities that are, or will be, a significant drinking water threat based on the potential risk to groundwater resources, that should be prohibited or managed in vulnerable areas.

5.6.5.2 Source Protection Plans

a) The majority of the Town is covered by the South Georgian Bay-Lake Simcoe Source Protection Plan which came into effect on July 1st, 2015. The north-west corner of the municipality is covered by the Saugeen, Grey

Sauble, North Bruce Peninsula Source Protection Plan which came into effect on July 1st, 2016. These Plans identify the vulnerable areas in the Town where threats to the quality and quantity of municipal drinking water resources could occur. The vulnerable areas in the Town include the following:

i. Wellhead protection area (WHPA);

ii. Surface water intake protection zone (IPZ);

iii. Highly vulnerable aquifers (HVA); and

iv. Significant groundwater recharge areas (SGRA).

These vulnerable areas have been identified on **Schedule 4**: **Source Water Protection Areas**. The use of land in these vulnerable areas may be further restricted or prohibited by the Town's Zoning By-law.

5.6.5.3 Administration

a) The Town's Risk Management Official (RMO) or another individual representing the Town who is qualified under the *Clean Water Act* shall be responsible for determining when an existing or proposed use of land or activity is, or may be, a significant drinking water threat.

b) Any application for the development of a non-residential land use within a vulnerable area shall include a Notice of Risk Management Plan (Section 59 Notice) issued by the Town's RMO.

c) Prior to filing an application for development, an applicant proposing a new use within a WHPA or IPZ shall pre-consult with the Town and/or the RMO to determine is the proposed use would be a significant threat to drinking water. The Town and the RMO will determine which studies are required for the application and identify the scope of issues and/or technical requirements that need to be addressed before such use is permitted.

5.6.5.4 Levels of Protection

Well Head Protection Areas and Surface Water Intake Protection Zones

a) Within the WHPA-A and the IPZ 1, 2, and 3 identified on **Schedule 4** the use of land for the purposes listed below may be restricted or otherwise prohibited from establishment if they pose a significant drinking water threat:

i. Waste disposal sites within the meaning of Part V of the *Environmental Protection Act*, 1990 (excluding storage of wastes described in clauses (p), (q), (r), (s), (t), or of the definition of hazardous waste (0. Reg. 347) and storage of hazardous or liquid industrial waste;

ii. Large (more than 10,000 litre) on-site sewage systems;

iii. Agricultural source material storage facilities;

iv. Non-agricultural source material storage facilities;

v. Commercial fertilizer storage facilities;

vi. Pesticide storage facilities;

vii. Road salt storage facilities;

viii. Snow storage facilities;

ix. Fuel storage facilities;

x. Dense Non-Aqueous Phase Liquid (DNAPL) storage facilities;

xi. Organic solvent storage facilities; and

xii. Outdoor confinement or farm animal yard.

Highly Vulnerable Aquifers

d) Highly Vulnerable Aquifers are aquifers that are particularly susceptible to contamination because of either their location near the ground's surface or because of the type of materials found in the ground around them. HVAs can inform the vulnerability of Wellhead Protection Areas and where significant drinking water threats may occur within an existing Wellhead Protection Area.

e) The Town may require, as part of an application for major development or site alteration for such uses as the storage of bulk fuels or chemicals within HVAs, the identification of measures to protect, improve, or restore the quality of water within an HVA.

Significant Groundwater Recharge Areas

f) Significant Groundwater Recharge Areas may be considered when evaluating major development applications to ensure groundwater recharge is not detrimentally affected though impervious surfaces. The Town may require, as part of an application for major development or site alteration within Significant Groundwater Recharge Areas, the identification of best management practices and consideration of maintaining pre to post development recharge rates.

5.6.5.5 Municipal Service Infrastructure

Stormwater Management Facilities

a) Where development or site alteration includes stormwater management facilities within a vulnerable area a supporting Master Servicing Study/ Servicing Options Report shall be required, which outlines the stormwater management approach for the project and that is encouraged to include low impact development solutions where possible.

b) The Master Servicing Study/Servicing Options Report will review the design of the stormwater management facility to ensure that it minimizes the risk of contaminating drinking water. Where stormwater discharge constitutes a low, moderate, or significant threat to drinking water it is required to be safely conveyed to land located outside of the vulnerable area.

c) The installation of impervious surfaces in vulnerable areas should incorporate measures such as grading that will reduce surface water ponding, water run-off and the need for road salt. The Town shall use its best management practices to assess and manage the design of impervious surfaces in vulnerable areas.

Sanitary Sewage Systems

d) Private communal or municipal sanitary sewage services that may pose a significant drinking water threat should be located outside of the vulnerable areas. However, when major development requires private communal or municipal sanitary sewage services within a vulnerable area a supporting Master Servicing Study/Servicing Options Report shall be required.

e) The Master Servicing Study/Servicing Options Report will review the design of the private or municipal sanitary sewage services to ensure that it will minimize the risk of contaminating drinking water.

Municipal Service Infrastructure

f) In a vulnerable area where the placement of private or municipal underground infrastructure requires de-watering for the installation of the infrastructure, and if that de-watering is not otherwise regulated by the MECP, a supporting Master Servicing Study/Servicing Options Report shall be required. The Master Servicing Study/Servicing Options Report will ensure that the de-watering will minimize risk of contamination of drinking water or the interference with the aquifer.

5.6.6 Role of the Conservation Authorities

a) The Town shall consult and/or collaborate with either the Nottawasaga Valley Conservation Authority or the Grey Sauble Conservation Authority, which function as the Town's technical advisors, during the review and

approval of a variety of applications for development in lands that are determined to have natural hazard features or functions, which may conduct watershed planning activities, and/or in their role as Risk Management Officer for sourcewater protection, if applicable.

b) In addition to other relevant approvals, all development within the areas regulated under the *Conservation Authorities Act* shall be subject to the permit process administered by either the Nottawasaga Valley Conservation Authority or the Grey Sauble Conservation Authority, unless exempted by legislation.

5.7 Area Specific Policies

a) This Section, on **Schedule 7**, identifies a number of Area Specific Policies that are applicable to specific sites and areas throughout the Town. These policies are to be read in conjunction with the applicable underlying land use Designation that are identified on **Schedule 2**. Where there is a conflict or inconsistency between Area Specific Policies and the underlying Designation, the Area Specific policies shall prevail.

5.7.1 Area Specific Policies - Existing Neighbourhoods Designation

5.7.1.1 Area 1: Secondary Plan/Restrictive Commercial

a) The Area Specific Policy of this Section of this Plan is for the properties located along the north and south side of the Beachwood Road corridor.

b) For specific properties identified on **Schedule 7**, it is Council's intent that the permitted commercial uses be limited to those existing on the date of adoption of this Official Plan, as amended, or those which, in the opinion of Council, are similar to the uses existing on the date of adoption of this Plan.

5.7.1.2 Area 2: Part Lot 45, Concession IX (Mariner's Haven - Kaufman)

a) Within the designated Area 2 in part of Lot 45, Concession IX, part of Water Lot K-8 and the proposed Water Lot in front thereof (Mariner's Haven - Kaufman lands) docking facilities and private parks shall also be permitted. A public walkway linking this development with Collingwood's existing system of public trails shall be provided.

5.7.1.3 Area 3: 61 Summer View Avenue and 9849 Beachwood Road

a) Despite any policies of this Plan to the contrary, within the area identified on **Schedule 7** as Area 3, 1 motor vehicle gas station and 1 accessory convenience store of a maximum gross leasable area of 230 square metres shall be the only permitted uses. These uses may be serviced by a private communal sewage disposal system.

b) Despite any policies of this Plan to the contrary, a holding by-law shall be placed on the lands until:

i. The adequacy of the existing sanitary sewage system has been determined; and

ii. The owner enters into a Site Plan Agreement.

5.7.1.4 Area 4: 80 Summerview Avenue - Part of Lot 40, Concession 6

a) Within the designated Area 4 in Part of Lot 40, Concession 6, a motor vehicle repair garage shall also be permitted. Other permitted uses shall be limited to a single-detached dwelling as implemented in the Zoning By-law, and may only be established if mitigation measures are put in place between the existing and proposed uses.

5.7.2 Area Specific Policies - Future Neighbourhoods Designation

5.7.2.1 Area 5 - Huntingwood Trails Development East (Part Lot 48, Concession 12)

a) The area identified as Area 5 on **Schedule 7** and **Schedule 7.1** is permitted a maximum density of 25 units per gross hectare. The uses permitted shall be limited to semi-detached dwellings, small-lot single detached dwellings, duplex dwellings, triplex dwellings, four-plex dwellings, townhouses, home occupations, residential intensification uses and public service facilities. Vehicular access and servicing shall occur from the adjacent residential development to the east.

b) It will be a condition of draft approval of the development that the lands identified in hatching adjacent to Area 5 on **Schedule 7.1** shall be dedicated to the Town upon registration of the development as per the subdivision/condominium and/or consent process.

c) The required 5% parkland dedication for the development of Area 5 shall be satisfied by the dedication of Environmental Protection lands within the hatching area on Schedule 7.1.

d) The lands shown in hatching on Schedule 7.1 include a multitude of environmental and open space features, including Provincially Significant Wetlands as well as all appropriate buffers associated with these features.

e) On the basis of the designation and dedication of these lands identified in hatching, it is confirmed that no further natural heritage studies or buffers are required. Despite this policy, in addition to whatever studies are identified as required by Section 7.1.12.2, current and future *Planning Act* applications shall be supported by:

i. Details demonstrating that the proposed development mitigates any negative impacts on the natural heritage features or their ecological functions through appropriate measures to the satisfaction of the Town and the NVCA;

ii. A natural hazard assessment prepared to the satisfaction of the Town and the NVCA demonstrating that all proposed development will be located in accordance with the natural hazard policies of the Provincial Planning Statement or its successor; and,

iii. Details demonstrating that the proposed development satisfies the requirements of the Province, including the *Endangered Species Act* with respect to species at risk.

f) The completion of a Secondary Plan and secondary plan studies and requirements as per the policies of Section 7.1.2.4 shall not be required prior to development occurring on the lands designated as Area 5.

g) All current and future applications under the *Planning Act* on the lands designated as Area 5 shall be circulated to the MTO for review and comment.

h) The conveyance of Block 27 (i.e. Watermain and Maintenance Corridor) in the Draft Plan of Subdivision dated September 12, 2025, as amended or superseded, to the Town of Collingwood will be deemed to satisfy the requirements of Section 6.1.9.3(a) of this Plan.

5.7.2.2 Area 6 – Huntingwood Trails Development West (Part Lot 48, Concession 12)

a) The area identified as Area 6 on **Schedule 7** and **Schedule 7.1** is permitted to a maximum density of 12 units per gross hectare. The uses permitted shall be limited to single-detached dwellings, semi-detached dwellings, small-lot single-detached, duplex dwellings, home occupations, residential intensification uses, and public service facilities. All residential units that back upon the western boundary of the subject property (adjacent to the Forest Subdivision) shall be single-detached dwellings. Vehicular access may occur from Forest Drive and/or Silver Creek Drive and may be established through lands designated Environmental Protection as permitted by Section 5.6.1.

b) It will be a condition of draft approval of the development that that the lands identified in cross hatching on **Schedule 7.1** adjacent to Area 6 shall be dedicated to the Town upon registration of the development as per the subdivision/condominium and/or consent process.

c) The required 5% parkland dedication for the development of Area 6 shall be satisfied by the dedication of Environmental Protection lands within the cross hatching area on **Schedule 7.1**.

d) The lands shown in cross hatching on Schedule 7.1 include a multitude of environmental and open space features including the floodplain of the Silver Creek and all appropriate buffers to those features.

e) On the basis of the designation and dedication of these lands identified in cross hatching on Schedule 7.1, it is confirmed that no further natural heritage studies or buffers are required. Despite this policy, in addition to whatever studies are identified as required by Section 7.1.12.2, current and future *Planning Act* applications shall be supported by:

   i. Details demonstrating that the proposed development mitigates any negative impacts on the natural heritage features or their ecological functions through appropriate measures to the satisfaction of the Town and the NVCA;

   ii. A natural hazard assessment prepared to the satisfaction of the Town and the NVCA demonstrating that all proposed development will be located in accordance with relevant Provincial policy; and

   iii. Details demonstrating that the proposed development satisfies the requirements of relevant Provincial policy, including the Endangered Species Act with respect to species at risk.

f) The completion of a Secondary Plan and requirements and studies as per the policies of Section 7.1.2.4 shall not be required prior to development occurring on the lands designated as Area 6.

g) All current and future applications under the *Planning Act* on the lands designated as Area 6 shall be circulated to the MTO for review and comment.

h) All current and future applications for zoning, site plan control approval, severances and/or plan of subdivisions/condominiums shall include submission of the following studies in addition to whatever studies are identified as required by Section 7.1.12.2, with the exception of natural heritage studies:

   i. A water and sanitary sewer servicing strategy that examines potential regional opportunities and constraints;

   ii. A stormwater management plan that includes a strategy for addressing Silver Creek drainage patterns and spill areas; and

iii. A transportation study (including active transportation and transit) that explores potential linkages with adjacent development. This study shall also be circulated to the MTO for review and comment.

5.7.2.3 Area 7 – Pretty River Estates Phase Two – 17 Portland Street

a) The uses permitted shall be limited to single detached dwellings, semi-detached dwellings and townhouse dwellings, and townhouse dwellings as group or cluster dwellings.

b) The subject lands shall have a minimum density of 15 units per gross hectare and a maximum density of 23 dwelling units per hectare.

5.7.2.4 Area 8 – Linksview High-Density Block – 780 Tenth Line

a) Within Area 8 located at the southeast corner of the Linksview lands:

i. The subject lands shall have a minimum density of 55 dwelling units per gross hectare and a maximum density of 90 units per gross hectare; and

ii. Shall be limited to a maximum building height of four storeys.

5.7.2.5 Area 30 – Sixth Street development Lands – part of 560 and 580 Sixth Street

a) Within Area 30, within the block fronting Sixth Street located in the northeast portion of the subject lands, the maximum permitted density shall be 159 dwelling units per gross hectare, including the provision of a minimum of ten percent (10%) of the total dwelling units and no less than 30 dwelling units being publicly available affordable housing units with rents and/or purchase prices affordable to the 4th to 6th household income deciles as defined in the Town of Collingwood Housing Needs Assessment, as updated from time to time, or another definition approved by the Town for a minimum period of 25 years.

Should the maximum density on the subject lands not exceed 120 dwelling units per gross hectare, the provision of affordable housing units shall not be required.

5.7.3 Area Specific Policies - Downtown Core Designation

5.7.3.1 Area 9 - The Shipyards

a) The Area Specific Policies of this Section of this Plan place additional restrictions on permitted uses, maximum floor area, and building height for the lands located north of Huron Street, east of Hurontario Street, and west of Heritage Drive.

b) The permitted uses shall be in accordance with the Downtown Core Designation permitted uses of and the policies contained herein. Department stores, large food supermarkets, or large floor plate retail uses shall not be permitted. The maximum gross floor area of any Retail Commercial shall generally be 465 square metres excepting one (1) retail unit may be developed to a maximum gross floor area of 1580 square metres.

c) The permitted commercial and residential uses may be constructed as stand-alone uses or in a mixed-use structure. Under all development scenarios, commercial uses shall be located, at grade, along the Huron Street frontage. Notwithstanding this policy, accessory residential uses may also be permitted to be located, at grade, along the Huron Street frontage such that the predominant use of the frontage is maintained for commercial use. Except as outlined herein, all residential uses located in a mixed-use building, excepting accessory uses to a residential use, shall be located above at-grade commercial uses. An accessory use to a residential use includes, but is not limited to, a ground floor waiting area, a security desk, and a utility room.

d) A senior's residence, retirement home and/or nursing home, be it privately or publicly owned, may be permitted on those lands located east of Hurontario Street, West of Heritage Way and south of Side Launch Way. All residential uses, excepting accessory uses to a residential use, shall be located above at-grade commercial uses.

e) The building height shall not exceed six (6) storeys.

f) Buildings shall be designed and constructed in accordance with "The Shipyards – Special Policy Area Architectural Design Guidelines".

Part A: The Shipyards - Lands between Launch Basin and Drydock, North of Side Launch Way (Collingwood Quay)

g) The minimum commercial gross floor area shall be 300 square metres. The commercial units which front onto the Launch Basin shall generally have their front façade face the Launch Basin. A minimum of one restaurant shall be provided which generally has its front façade facing the Launch Basin.

h) Residential dwelling units may be located at grade, anywhere on the lands, except along the Side Launch Way street frontage.

i) The residential unit count shall be a maximum of 101 residential dwelling units.

Part B: The Shipyards – East of Hurontario Street, north of Huron Street, and south of Side Launch Way

j) Given the site's unique location in a waterfront community, and its location within the Downtown Core, Mid-Rise Residential in accordance and associated accessory uses are permitted. Residential uses are considered a secondary use to a permitted commercial use. Stand-alone residential uses shall not be permitted.

k) A minimum of 3250 square metres of commercial gross floor area shall be constructed on Part A and Part B of Area 9 – the Shipyards.

l) The residential unit count shall generally not exceed 200 residential dwelling units.

Part C: The Shipyards – between the Drydock and Heritage Drive, north of Huron Street (Perfect World Collingwood)

m) Commercial uses may be located, at grade, anywhere on the lands north of Side Launch Way. The maximum gross floor area of any single Retail Commercial Establishment use shall not exceed 500 square metres. The maximum gross floor area for all Retail Commercial Establishments combined shall not exceed 1,859 square metres.

n) The residential unit count for the lands north of Side Launch Way shall be a maximum of 120 units and a minimum of 40 units.

Part D: The Shipyards – South of Side Launch Way, West of Heritage Drive, north of Huron Street (Harbour House)

o) The permitted commercial and residential uses, south of Side Launch Way, may be constructed as stand-alone uses or in a mixed-use structure. Under all development scenarios, commercial uses shall be located, at grade, along the Huron Street frontage. Notwithstanding this policy, accessory residential uses may also be permitted to be located, at grade, along the Huron Street frontage such that the predominant use of the frontage is maintained for commercial use.

p) The residential unit count for the lands south of Side Launch Way shall generally not exceed 130 units.

5.7.3.2 Area 10: Admiral's Village

a) Within Area 10 for those lands located at the northwest intersection of Ste. Marie Street and Hume Street, also known as the "Admiral's Village", the following special development policies shall also apply:

b) High Density Residential uses, including a retirement home use, shall be permitted in accordance with the policies of Section 5.1.8.3 of this Official Plan.

c) Despite the policies of Section 5.1.8.3 of this Official Plan, the maximum permitted residential density shall be 70 dwelling units.

d) A maximum of 7 dwelling units may be permitted on the ground floor of the building.

e) The building height shall not exceed a maximum of 4 storeys plus an additional storey for mechanical penthouses and amenity spaces.

f) The design of the façade of the building shall be consistent with the design and architecture of the buildings in the Downtown Core.

5.7.4 Area Specific Policies - Mixed-Use Corridor I Designation

5.7.4.1 Area 11: 9 and 15 Harbour Street East, 300 Balsam Street – Living Water Resort

a) Within Area 11, the accessory and/or ancillary uses may include marina facilities such as, but not limited to, accessory marina supply sales, boat mooring and service.

5.7.4.2 Area 12: 20 Balsam Street (Harbour Centre) and 2 Harbour Street West

a) Within Area 12, motor vehicle dealerships, motor vehicle gas stations and/or washes, and recreation vehicle sales and services, shall not be permitted uses.

5.7.4.3 Area 13: 415 First Street – The Beer Store

a) Within Area 13, a retail outlet for the sale of alcoholic beverages shall be an additional permitted use.

5.7.5 Area Specific Policies - Mixed-Use Corridor II Designation

5.7.5.1 Area 14: 11555 Highway 26 West, Greentree Nursery

a) Despite any policies of this Plan to the contrary, within the Mixed-Use Corridor II designation, the permitted uses shall be limited to garden supply outlets, hotels, motels, personal services, convenience stores and restaurants. The above uses shall be of relatively small scale and, therefore primarily designed to serve the residents of the Highway 26 West Corridor.

5.7.5.2 Area 15: 180 Vacation Inn Drive, Georgian Bay Hotel

a) Within Area 15 located on the southernmost portion of the Georgian Bay Hotel lands, the maximum density shall not exceed 75 dwelling units per

gross hectare. To facilitate the proposed residential development, a second emergency vehicle access off a public road will be required.

5.7.5.3 Area 16: Blocks 2, 3, and 4, Plan 51M-1049 (Balmoral Village Mixed-Use Density Blocks)

a) Within Area 16, identified as Blocks 2, 3, and 4, on Plan 51M-1049, the minimum number of units shall be 80 units, and the maximum number of units shall not exceed 217 units.

5.7.5.4 Area 17: 10 Keith Avenue – Cranberry Mews

a) Within Area 17, motor vehicle dealerships, motor vehicle gas stations and/or washes, and recreation vehicle sales and services, shall not be permitted uses.

b) A food supermarket shall be an additional permitted use.

c) In addition, a maximum of 3500 sq.m. of retail commercial establishments including such uses as gift stores, clothing stores, a pharmacy and sporting equipment sales may be permitted in the implementing Zoning By-law. Specifically prohibited uses include a retail outlet for the sale of alcoholic beverages and financial institutions. The Zoning By-law shall also establish the maximum gross leasable area of any individual unit as 370 sq.m. with one exception being the food supermarket which shall have a maximum gross leasable area of 600 sq.m.

5.7.6 Area Specific Policies - Regional Commercial District Designation

a) The Area Specific Policies for the Regional Commercial District Designation place additional restrictions on permitted uses, by placing restrictions on the maximum floor area for specific areas, and by placing constraints on the floor areas of individual retail establishments within specific areas. The Town may consider relief from these policies through an Amendment to this Plan that is supported by a Retail Commercial Study that demonstrates no negative impact on the Downtown Core. The Town may also conduct such a study on a Town-wide basis.

5.7.6.1 Area 18: Lands North of First Street Extension

a) Notwithstanding the permitted uses identified within the Regional Commercial District Designation, within Area 18 permitted retail and service commercial uses shall include one food supermarket, one department store, one home and auto supply store, other retail stores, motor vehicle gas station, restaurants, places of entertainment and service commercial establishments. One deposit-taking institution shall also be permitted.

b) The Zoning By-law to permit development in this Sub-Area shall specify maximum unit sizes for the food supermarket, department store, deposit-taking institution and home and auto supply store. The deposit-taking institution shall have a maximum gross leasable area of 70 square metres. The minimum gross leasable area of permitted retail units shall be 370 square metres, except that:

i. A maximum of one retail unit with a minimum gross leasable area of greater than or equal to 280 square metres and less than 370 square metres shall be permitted on a pro rata basis for each 1.45 hectares of land in the Regional Commercial District Designation; and

ii. The minimum gross leasable area requirement shall not apply to the other retail stores within the existing enclosed shopping centre and Building Pad "J" as depicted on the Registered Site Plan.

c) All of the other permitted land uses and associated policies included within this Section of this Plan shall be applicable to lands within the Regional Commercial District Designation that are delineated as Area 18 - Lands North of First Street Extension.

5.7.6.2 Area 19: Lands Immediately south of First Street and west of High Street

a) Notwithstanding the permitted uses identified within the Regional Commercial District Designation, within Area 19 permitted retail and service commercial uses are restricted to one department store that may sell food products including fresh produce and meat, one food supermarket, retail commercial establishments, one hotel/motel, restaurants and service commercial establishments.

b) Motor vehicle gas station, financial institution, deposit-taking institution and other office uses shall be prohibited.

c) The Zoning By-law to permit development in this area shall specify maximum unit sizes for the food supermarket and the department store. Retail uses shall have a minimum gross leasable area of 370 square metres. Despite said minimum gross leasable area provision, on the property municipally known as 4 High Street, a maximum of two retail uses may be established with a minimum gross leasable area of 140 square metres.

d) All of the other permitted land uses and associated policies included within this Section of this Plan shall be applicable to lands within the Regional Commercial District Designation that are delineated as Area 19: Lands Immediately south of First Street and west of High Street.

5.7.6.3 Area 20: South Expansion Lands

a) Notwithstanding the permitted uses identified within the Regional Commercial District Designation, within Area 20 permitted uses include retail commercial establishments, one home centre, home improvement stores, restaurants and service commercial establishments. Permitted retail units shall have a minimum gross leasable area of 370 square metres, except that maximum of one retail unit with a minimum gross leasable area of greater than or equal to 280 square metres and less than 370 square metres shall be permitted on a pro rata basis for each 1.45 hectares of land designated within Area 20, and within the Regional Commercial District Designation.

b) Prohibited uses include department store, home and auto supply store, warehouse membership club, food supermarket, motor vehicle gas station, financial institution, deposit-taking institution and other office uses. Smaller retailers may be permitted subject to specific conditions.

c) The development of Area 20 will be phased and the first phase may include the extension of Cambridge Street to the southern property boundary, which will be subject to further study. Specific conditions on the size, type, and phasing of retail establishments may be imposed through the Zoning By-law.

d) An Amendment to this Plan will be required in order to change the use of the existing Home Centre. The Amendment application shall be supported by a Retail Commercial Study.

e) All of the other permitted land uses and associated policies included within this Section of this Plan shall be applicable to lands within the Regional Commercial District Designation that are delineated as Area 20~~:~~ South Expansion Lands.

5.7.6.4 Area 21: Third Street Extension

a) Notwithstanding the permitted uses identified within the Regional Commercial District Designation, within Area 21 permitted uses include retail commercial establishments, home improvement stores, restaurants and service commercial establishments. Government offices shall be permitted. Smaller retailers may be permitted subject to specific conditions. The minimum gross leasable area of permitted retail units shall be 370 square metres, except that a maximum of one retail unit with a minimum gross leasable area of greater than or equal to 280 square metres and less than 370 square metres shall be permitted on a pro rata basis for each 1.45 hectares of land designated of land designated within Area 21, and within the Regional Commercial District Designation.

b) Prohibited uses include department store, home and auto supply store, warehouse membership club, food supermarket, motor vehicle gas station, financial institution, deposit-taking institution and other office uses.

c) The development of Area 21 will be phased and the first phase may include the extension of Third Street West to meet Cambridge Street, which will be subject to further study. It is anticipated that the first phase of development will take place after the initial phase of Area 21.

d) Specific conditions on the size, type and phasing of retail establishments may be imposed through the Zoning By-law. Area 21 ł shall not be zoned in a commercial category until Council has considered and approved studies prepared and submitted in accordance with the policies of this Plan.

e) All of the other permitted land uses and associated policies included within this Section of this Plan shall be applicable to lands within the Regional Commercial District Designation that are delineated as Area 21: Third Street Extension.

5.7.7 Area Specific Policies - Prestige Employment Designation

5.7.7.1 Area 22: 2975 Sixth Line

a) On the lands identified as Area 22, a maximum of one motor vehicle repair garage and one motor vehicle sales establishment shall be permitted. Concealed outside storage is permitted. Storage that is for outside display and sale of motor vehicles may be unconcealed.

b) All existing uses that legally existed as of the date of approval of this Plan within the Prestige Employment Designation may be recognized in the Zoning By-law and reconstruction, extensions and/or the construction of accessory buildings on their existing lots of record may be permitted in accordance with any other applicable policies of this Plan.

c) All of the permitted uses and policies for the Prestige Employment Designation shall continue to apply to Area 22.

5.7.7.2 Area 23 – 2965 Sixth Line

a) On the lands identified as Area 23, a motor vehicle repair garage shall also be permitted. Concealed outside storage is permitted.

b) All existing uses that legally existed as of the date of approval of this Plan within the Prestige Employment Designation may be recognized in the Zoning By-law and reconstruction, extensions and/or the construction of accessory buildings on their existing lots of record may be permitted in accordance with any other applicable policies of this Plan.

c) All of the permitted uses and policies for the Prestige Employment Designation shall continue to apply to Area 23.

5.7.7.3 Area 31 – 10045 Highway 26

a) On the property identified as Area 31 on Schedule 7, a commercial recreation facility shall be permitted. For greater clarity, this policy intends to permit commercial recreational uses lawfully established in accordance with s. 1(1.1) of the *Planning Act*, R.S.O. 1990. C. P.13.

b) All of the permitted uses and policies for the Prestige Employment Designation shall continue to apply to Area 31, with the exception of Section 5.4.1.2 c) vii (being the prohibition of recreation facilities).

5.7.8 Area Specific Policies - Rural Designation

5.7.8.1 Area 24: Highway 26 West - Farm Produce Outlet

a) Within the Rural Designation at the north-east corner of Highway 26 and Long Point Road, a year-round farm produce retail market shall be permitted.

5.7.8.2 Area 25: Existing Pit and/Quarry - Part of Lots 44 and 45, Concession 12

a) This Plan recognizes an existing pit and/or quarry, within the Rural Designation in Part of Lots 44 and 45, Concession 12, licensed by the Ministry of Natural Resources for mineral aggregate extraction, in accordance with the following:

i. Within Part of Lots 44 and 45, Concession 12, the extraction and storage of mineral aggregates shall also be permitted until the use is depleted. New Rural uses may only be established if mitigation measures are put in place between the existing and proposed uses;

ii. The operation and rehabilitation of the existing pit and/or quarry shall occur in accordance with the requirements and regulations of the Ministry of Natural Resources (MNR), the provisions of the Aggregate Resources Act and the relevant policies of this Plan; and

iii. Once the mineral aggregate potential of the existing pit and/or quarry is exhausted and the extractive operation closed, the site shall be rehabilitated to the satisfaction of the MNR and the Town.

5.7.8.3 Area 26: 595 Mountain Road

a) Within Area 26 the Addressed as 595 Mountain Road shall have a maximum density of 2 dwelling units per gross hectare.

5.7.8.4 Area 27: 80 Madeline Drive

a) Within the Rural Residential Designation in Area 27~~,~~ the property known as 80 Madeline Drive, the following policies shall apply.

i. The uses permitted shall be limited to one single-detached dwelling and accessory uses. Through the processing of a Site Specific Zoning By-law Amendment and a Development Agreement to be registered on title, an accessory storage building of a larger size than currently allowed as-of-right may also be permitted. If required by the Town, the owner shall enter into a Development Agreement with the Town which shall also address protection of privately owned environmentally sensitive lands;

ii. Prior to any building construction or lot grading, a shoreline analysis shall be prepared by a qualified professional identifying and addressing the coastal hazard associated with Nottawasaga Bay. The analysis shall be reviewed, and prior to any building construction or lot grading, approved by the Conservation Authority. Furthermore, all new buildings or structures will be required to have an opening elevation of at a minimum 178.30 metres Canadian Geodetic Datum subject to confirmation by the Conservation Authority and the Town; and

iii. If required by the Town, the owner shall enter into a Development Agreement with the Town which shall be registered on title. The Development Agreement shall not be a Site Plan Control Agreement, except with respect to a large accessory storage building. For the balance of the lands designated Rural, the Development Agreement shall identify the location of all principal and accessory buildings and structures, the location of the driveway, the opening elevation of all buildings and structures; and the Agreement shall also address the protection of privately-owned environmentally sensitive lands.

5.7.9 Area Specific Policies - Rural Residential Designation

5.7.9.1 Area 28: 737 Mountain Road – Existing Custom Woodworking Shop and Lumber Supplies

a) The existing custom woodworking shop and lumber supplies outlet may be recognized in the implementing Zoning By-law.

5.7.9.2 Area 29: Secondary Plan/Restrictive Commercial - 774 and 766 Mountain Road

a) The Area Specific Policy of this Section of this Plan is for the properties addressed as 774 and 766 Mountain Road, located at the southeast corner of Mountain Road and Osler Bluff Road.

b) For specific properties identified on **Schedule 7**, it is Council's intent that the permitted commercial uses be limited to those existing on the date of adoption of this Official Plan, as amended, or those which, in the opinion of Council, are similar to the uses existing on the date of adoption of this Plan.

6 Transportation, Municipal Service Infrastructure, and Utilities

6.1 A Multi-Modal Transportation System

6.1.1 Goals

a) The goals of this Plan related to transportation are:

i. To continue to develop a safe, multi-modal, and integrated transportation system, including Active Transportation facilities and infrastructure for the use of zero- and low- emission vehicles, that:

> permits the safe and efficient movement of people and goods within the Town, in support of the concept of vision zero to eliminate traffic road fatalities and injuries while increasing safe, healthy, and equitable mobility for all people and to reduce emissions; and

> provides for connectivity within and among transportation systems and modes;

ii. To create a safe, multi-modal and integrated transportation system, including Active Transportation facilities, in co-operation with the Town's neighbouring municipalities, and coordinated with local segments of the Ontario Province-Wide Cycling Network;

iii. To collaborate with the County of Simcoe and any other authority with Jurisdiction to integrate regional public transit system and the Town's existing transit system by ensuring that transit routes are connected to community facilities, major development areas (Strategic Growth Areas), and public uses and that transit is frequent and reliable enough to serve the needs of Collingwood's diverse population;

iv. To create and enhance a connected network of Active Transportation facilities that serve Collingwood's diverse population and connect community destination, health care facilities, schools, parks, commercial areas, and transit stops to foster a seamless, multi-modal community where daily travel does not rely primarily on the use of a private automobile;

v. To safely facilitate the movement of through-traffic to recreational and resort areas beyond the boundaries of the Town thus reducing the need for improvements to local roads and potential traffic congestion;

vi. To foster an integrated transportation system in co-operation with the Town's neighbouring municipalities; and

vii. To encourage the provision of public transient docking facilities in proximity to Downtown Collingwood.

6.1.2 General Policies

a) It is the intent of this Plan to implement the Town's transportation studies and/or master plans as they evolve, and to continuously assess the potential need for adjustments to this Plan in relation to preferred land uses, future development opportunities, and/or related municipal transportation improvements.

b) The Transportation System is delineated on **Schedule 5: Active Transportation Plan** and **Schedule 6: Road Network Plan**, both of which are premised on the pattern of development and increases in traffic volumes anticipated within Collingwood and the surrounding area to the year 2051. The Transportation System is designed to facilitate the efficient movement of people and goods throughout the municipality, as well to permit through-traffic movement. This Plan provides overarching policies that are intended to complement the more detailed requirements and guidelines identified in the Town's transportation studies and/or master plans.

c) All development, including all public works related to the Transportation System, shall conform with the relevant policies of this Plan, and shall be consistent with the requirements and guidelines in the Town's transportation studies and/or master plan.

d) This Plan provides a broad-based policy framework with respect to:

i. Active Transportation and Complete Streets;

ii. Public transit;

iii. Parking;

iv. Transportation demand management;

v. Goods movement; and

vi. The road network.

Any required Secondary Plan or Block Plan will address the above in accordance with the policies of this Plan.

e) It is the intent of the Town to prepare a Master Mobility and Transportation Plan to support and/or inform the policies of this Plan and such an exercise,

including future updates thereto, may confirm or result in required amendments to the relevant transportation policies of this Plan, including the information identified on **Schedules 5** and **6**.

6.1.3 Active Transportation and Complete Streets

a) While Collingwood already has an extensive trail and active transportation network, as shown on **Schedule 5**, the Town intends to extend safe access throughout the community through identified Active Transportation opportunities, particularly regional opportunities, explored through the Simcoe County Trails Strategy and Grey County Cycling and Trails Master Plan or other relevant exercise, and relevant province-wide strategies. In addition, the Town will consider policies and guidelines related to Active Transportation within a Master Mobility and Transportation Plan, as well as within any other relevant studies, master plans or strategies, including the Urban Design Manual.

b) To facilitate implementation of the active transportation and recreational trail networks, lands already owned by the municipality and those obtained by donation, dedication and direct purchase shall be developed as they become available at the direction of the Town's Parks, Recreation and Culture Department. In addition, the Town may obtain easements and/or enter into agreements with private landowners for the use of lands for temporary or permanent Active Transportation facilities.

c) Lands obtained for Active Transportation facilities through Parkland Dedication, Community Benefits Charge By-law, if applicable, or other tools, shall be improved by the developer to the satisfaction of the Town. The precise nature of these improvements shall be included as part of the applicable Development Agreement and may be subject to applicable credits. An Amendment to this Plan shall not be required to facilitate an alternative facility location preferred by the Town as a result of more detailed analysis.

d) To address the needs, safety, and convenience of pedestrians and cyclists when constructing or reconstructing Active Transportation facilities, the Town will promote the concept of Complete Streets, and will support:

   i. Built forms and mixed land uses adjacent to Active Transportation facilities that encourage Active Transportation choices;

   ii. A comprehensive pedestrian sidewalk network throughout the Town that creates direct, convenient, safe and frequent connections between destinations and points of interest, including the Downtown, the Hospital, schools and other institutions, and within a 200 metres radius of a transit stop. Where sidewalks are not currently provided, the Town should consider means to improve pedestrian safety including crossings; and

iii. New public roads shall accommodate Active Transportation facilities within the municipally-owned right-of-way and where feasible on both sides of the road, unless otherwise exempted by the Town.

e) Active Transportation facilities shall be designed to:

i. Provide comfortable, pedestrian-friendly and cycling-friendly environments which may include shade trees, street furniture, parking for bicycles, lighting and signed and safe street crossings and other traffic calming controls;

ii. Where possible and applicable, connect to Active Transportation facilities in neighbouring municipalities to create a continuous network;

iii. Optimize strategic road crossings and, where viable, pedestrian overpasses/underpasses/crossings should be constructed where Active Transportation facilities intersect major roads;

iv. Include sidewalks with sufficient width to accommodate accessible and comfortable pedestrian flows, and personal mobility devices;

v. Minimize hazard and conflict exposures through the provision of adequate lighting, signage and wayfinding, as well as the management of vehicle speeds where on-road facilities are provided;

vi. Incorporate changes in elevation and direction, however, steep grades should be avoided;

vii. Incorporate suitable travel surfaces appropriate for the intended type of traffic, and be of a material that is as sustainable as possible and requires minimal maintenance;

viii. Be parallel to roads and, where possible, be separated from the traveled surface of the road; and

ix. Meet any established Town-wide standards or guidelines, and at minimum meeting Ministry of Transportation Standards, as designed in Ontario Traffic Manuals.

f) The Town may adjust the location and/or alignment of existing and future Active Transportation facilities as identified on **Schedule 5**, to accommodate the actual on-ground route, and to respond to new opportunities and/or constraints that arise from time-to-time, without the need for an Amendment to this Plan. On-road refers to facilities within the public road right-of-way, while off-road refers to facilities located outside of a public road right-of-way.

g) The former Barrie Collingwood Railway (BCRY) corridor extending between Collingwood and Utopia in the Township of Essa is owned by the County of

Simcoe. It is the intent of this Plan that the potential economic benefits of the former BCRY corridor be maximized through the exploration of future development/tourism opportunities, ideally in partnership with the County.

6.1.4 Public Transit

a) The Town will ensure that all development proposals in areas serviced by public transit are designed to support the provision of an efficient, convenient, and safe public transit service. The Town will encourage the use of public transportation through such means as:

   i. Locating higher density housing, commercial and mixed-use developments and major employment areas along major transit routes and within 200 metres of existing or planned transit stops; and

   ii. Including public transit facilities in the consideration of development proposals.

b) Through the review and approval of development applications, a dedication of a public transit right-of-way and/or lands for transit-related facilities may be required for the purposes of implementing the Town's broader transportation goals.

c) The Town will ensure that the layout of new Arterial Roads and Collector Roads promotes efficient and direct transit routes within and between neighbourhoods and key destinations throughout the Town, and considers regional linkages between surrounding communities.

6.1.5 Parking, Access and Loading

a) All users shall be provided with adequate off-street parking and in the case of commercial and industrial uses, adequate off-street loading facilities. Access points to off-street parking or loading areas shall be limited in number and designed in a manner that provides for the adequate and safe movement of vehicular and pedestrian traffic.

b) Vehicular and bicycle parking standards and regulations for all types of land uses will be provided in the Zoning By-law. Minimum and maximum parking standards may be defined, along with requirements for barrier-free spaces and cycling facilities, to promote accessibility and the use of public transit and active transportation options, and to encourage the efficient use of land.

c) The Town may consider reductions to parking requirements:

   i. For properties within an area or areas where the Town is satisfied that adequate alternative parking facilities are available, or where sufficient transit exists, or is to be provided along with adequate Transportation Demand Management measures;

ii. For specific housing types including affordable or attainable housing, additional residential units, and/or Additional Needs Housing where the Town is satisfied that adequate parking facilities can be provided on-site, or in proximity to the site, or where sufficient transit or active transportation facilities exist to serve the residents and/or employees and visitors to the development; and/or

iii. Within the Heritage Conservation District, as identified in **Appendix I**.

d) The Town may enter into agreements whereby an owner of lands, buildings, or structures may be exempted from providing or maintaining parking facilities as may otherwise be required, in exchange for the payment of money to the municipality. All money received by the Town under such an agreement shall be paid into a special account, which may be used to offset municipal expenses related to the provision of parking.

e) To ensure sufficient parking is available in the Downtown, the Town, private enterprise, or the Town in partnership with private enterprise, may devise a plan to develop reasonable parking facilities, consistent with demand. These facilities shall be developed in accordance with the following general principles:

i. Parking facilities on municipal roads generally should be limited to parking for shopping and business purposes; that is, short-term parking with a high turnover;

ii. The areas behind stores and businesses along Hurontario Street should be developed for off-street parking and rear entrances should be provided to the stores and businesses, wherever practical; and

iii. The development of parking structures in the existing lots abutting Pine Street and Ste. Marie Street shall be encouraged.

f) To ensure the safe and efficient movement of all users, commercial parking facilities will be subject to Site Plan Approval, and designed, constructed, and maintained to be consistent with the Town's Urban Design Manual and any other applicable Master Plan or Strategy.

6.1.6 Entrances on to Public Roads

a) Entrances on to the public road network shall comply with the standards established by the Town, County, or Province.

b) All new entrances on to the public road network shall require the approval of the agency having jurisdiction. Changes in land use, or the density of development may also require the approval of the agency having jurisdiction.

c) The number, type, and design of permitted entrances shall protect the existing, or planned function of the road.

d) Where new development is proposed with frontage on a Town-owned road(s), closing and consolidating multiple entrances or establishing entrances shared with abutting properties may be required.

6.1.7 Transportation Demand Management

a) The Town may implement a comprehensive Transportation Demand Management program.

b) The Town may consider reduced parking requirements for development and/or redevelopment where a comprehensive Transportation Demand Management Report is submitted to the satisfaction of the Town.

6.1.8 Goods Movement

a) The Town will ensure safe, efficient and sustainable movement of goods to support economic development and growth. The Town will work with other levels of government, neighbouring municipalities and agencies, as needed, to plan for a strategic goods movement network, including road and rail, which promotes efficient and direct access, supports economic growth and development, and maximizes safety.

b) To minimize the impact of heavy trucks in residential neighbourhoods, and facilitating easy access to commercial and industrial areas, the Town shall

i. Ensure major industrial and commercial developments are located in proximity to Arterial Roads; and

ii. Generally restrict through truck traffic on local roads.

6.1.9 The Road Network

6.1.9.1 General

a) A functional classification of roads within the Town, both existing and proposed, is delineated on **Schedule 6** according to their ultimate-desired function. The Town may adjust the location and/or alignment of existing and future roads as identified on **Schedule 6** to accommodate the actual on-ground route, and to respond to new opportunities and/or constraints that arise from time-to-time, without the need for an Official Plan Amendment, subject to a Secondary Plan or Block Plan and/or any required technical studies, to the satisfaction of the Town.

b) **Schedule 6** should be consulted along with the Town's Transportation Master Plan, other Council adopted Master Plans, applicable engineering

standards and the Urban Design Manual, to ensure that the transportation system evolves to serve the Town's growth and to ensure that the principles of Complete Streets will be satisfied within the right-of-way.

c) In planning for the expansion of existing and planned transportation corridors, the development of municipal infrastructure projects will be coordinated and phased in a manner which is efficient, cost effective.

d) The Town supports a modified grid pattern road network and connectivity to facilitate transit use and to increase opportunities for walking and cycling trips. Cul-de-sacs, or other disruptions to the modified grid network are generally discouraged.

e) To determine whether an application for development is appropriate within the context of the policies of this Plan, the applicant may be required to submit a Traffic Impact Study. The Traffic Impact Study shall be prepared by a qualified professional and to the satisfaction of the Town, and applicable road authority.

f) Planning authorities shall not permit development in planned corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.

g) New development proposed on adjacent lands to existing or planned corridors and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, mitigate or minimize negative impacts on and adverse effects from the corridor and transportation facilities.

6.1.9.2 Road Classifications

a) It is the intent of this Plan to promote and develop an appropriate hierarchy of roads that will ensure the desired movement of people and goods within and throughout the Town. This Plan, supported by the Transportation Master Plan, establishes a classification of roads according to their ultimate-desired function.

b) The Road Network is identified on **Schedule 6**. For the purposes of this Plan, the following classification of roads is established, consistent with the Transportation Master Plan:

i. Provincial Highways;

ii. County Roads;

iii. Arterial Roads;

iv. Collector Roads; and

v. Local Roads.

c) The Town has no jurisdiction over portions of Provincial Highway 26 and County Road 34, 32 (Sixth Street) and 124, accordingly, all development abutting Highway No. 26, County Road 34 and (Simcoe) County Road 32, shall comply with the standards and requirements of the Ministry of Transportation, the County of Grey or the County of Simcoe and access approval shall be obtained from the Ministry or the relevant County.

Provincial Highways

d) Portions of Provincial Highway 26 and Beachwood Road appear on **Schedule 6**. The Town has no jurisdiction over those portions of these roads which are not classified as connecting links. Accordingly, all development abutting Highway No. 26 shall comply with the standards and requirements of the Ministry of Transportation and access approval shall be obtained from the Ministry.

e) The long-range planning of the lands adjacent to the realigned Highway 26 right-of-way and Beachwood Road will be addressed through the preparation of a Secondary Plan.

In addition to all the applicable municipal requirements, all proposed development located adjacent to and in the vicinity of a provincial highway within MTO's permit control area under the Public Transportation and Highway Improvement Act (PTHIA) will also be subject to MTO approval. Early consultation with the MTO is encouraged to ensure the integration of municipal planning initiatives with provincial transportation planning. Any areas in the municipality identified for future development that are located adjacent to or in the vicinity of a provincial highway or interchange/intersection within MTO's permit control area will be subject to MTO's policies, standards and requirements. Direct access will be discouraged and often prohibited.

f) The Province has completed a Highway 26 Needs Assessment Study (2015) that identifies the potential for Provincial roadway improvement and a new Provincial Highway corridor, shown in Appendix IV to this Plan, that is subject to future planning and environmental assessment. Development applications within and adjacent to the areas or conceptual corridors identified in Appendix IV shall be circulated to the Ministry of Transportation for review in accordance with the Secondary Plan Area 2 - Mountain Road West Corridor polices of this Plan.

County Roads

g) County Roads within the Town include Simcoe County Road 32 and 34 as identified on **Schedule 6**. Both of these County Roads are classified by the County as Primary Arterial roads.

County Roads have the following required basic right-of-way widths as identified in the County Official Plan, or other technical documentation:

i. County Road 32 – 36.0 metres

ii. County Road 34 – 40.0 metres (36.0 metre minimum where constraints exist)

h) Additional width may be required for sight triangles, cuts, fills, extra lanes at intersections, and for accommodating bicycles, sidewalks, and landscaping, where appropriate. Where lots and blocks are proposed by plan of subdivision or consent application on lands abutting a County Road, the applicant shall dedicate the necessary road widening lands from the original and newly created lots and blocks to the County in order to achieve the minimum basic right-of-way widths as identified in this Plan. In general, road widenings shall be taken equally from the centre line of the original road allowance. Lesser widths may be granted by the County in special and extenuating circumstances with the agreement by the County. Costs associated with the dedication of lands to the County of Simcoe shall be the responsibility of the applicant/land owner.

i) Direct access to properties abutting County Roads is subject to the County of Simcoe Entrance By-law, as amended.

j) The existence of multiple entrances to a parcel of land does not imply that additional lots can be created.

k) Development on properties abutting County Roads is subject to the County of Simcoe Road Setback By-law, as amended.

Arterial Roads

l) Arterial Roads include 2 to 6 traffic lanes and are designed to carry large volumes of traffic at relatively high-operating speeds between major traffic-generating areas and/or other Arterial Roads. Arterial Roads shall have priority over Collector Roads and Local Roads in terms of access restrictions, road improvements, intersection improvements and maintenance.

m) Arterial Roads shall have a minimum right-of-way width ranging from 26 to 36 metres, as defined by the appropriate road authority. Arterial Roads shall be located according to the pattern shown on Schedule 6.

n) Access to Arterial Roads from all abutting uses shall be discouraged and only considered where alternate access to a Collector or Local Road is not possible and/or when a traffic impact study or brief justifies an access is required, to the satisfaction of the Town. No access shall be permitted where a traffic hazard would be created.

o) To minimize the impact of development on existing or planned Arterial Roads, and to preserve the traffic carrying capacity of these roads, the Town will, where feasible:

i. Establish minimum and/or maximum setbacks for buildings and structures, and limit and/or reduce the number of access points and driveways;

ii. Require a centre left turn lane on Arterial Roads, where there are 25 or more driveways per kilometre and no driveway consolidation is feasible; and

iii. Prohibit reverse frontage development abutting any Arterial Road. Creative alternatives for development along new Arterial Roads that supports the urban design objectives of this Plan, such as laneway housing and/or window streets, that promote improved streetscapes and public safety, shall be encouraged; and,

p) It is not intended that existing Arterial Roads in built-up areas necessarily be widened or that direct access be eliminated or restricted, except where redevelopment may be taking place.

Collector Roads

q) Collector Roads are existing and proposed roads of 2 to 4 traffic lanes which are designed to collect and carry local traffic to Arterial Roads and/or to distribute traffic to Local Roads. Collector Roads shall have priority over Local Roads in terms of access restrictions, road improvements, intersection improvements and maintenance.

r) Collector Roads shall have a minimum right-of-way width of 20 to 26 metres. Collector Roads shall be located according to the pattern shown on **Schedule 6**.

s) Access to Collector Roads from abutting properties will be permitted, but shall be kept to a minimum. No access will be permitted where a traffic hazard would be created.

t) It is not intended that existing Collector Roads in built-up areas necessarily be widened or that direct access be eliminated or restricted, except where redevelopment may be taking place.

Local Roads

u) Local Roads are existing and proposed roads of 2 traffic lanes which are intended primarily to provide access to abutting properties. Local Roads should be designed to discourage the movement of through-traffic and generally function as distributor roads. Local Roads shall generally have a minimum right-of-way width of 20 metres.

Private Roads

v) The creation of new lots on private roads and/or the construction of new private roads or extension to existing private roads to support development is discouraged by this Plan. Should public road access not be feasible or appropriate, a reasonable alternative to address municipal interests (e.g., emergency access, garbage collection, connectivity, long-term road maintenance, etc.) is a private condominium road. New private roads will predominantly be created by condominium description and shall front on and have direct access to a year-round publicly maintained road. Limited new development on existing private roads may be permitted subject to demonstration that a legal right-of-way exists and that the road has capacity to handle additional traffic.

w) Development on private roads, including private condominium roads, may be subject to an agreement with the Town addressing such matters as limitations on provision of services and/or maintenance, landowner responsibilities, warning clause and future assumption.

x) Private condominium roads shall be developed to an appropriate standard to accommodate emergency service vehicles and utilities as well as any other engineering standards approved or deemed acceptable by the Town related to road functionality, active transportation, snow removal, waste collection, or other identified matters.

y) Private roads will not be assumed by the Town except under extenuating circumstances where the Town considers it to be in the public interest. Where the Town deems it appropriate to assume a private road the following shall generally apply:

i) the road will be brought up to an acceptable municipal standard;

ii) a 20 metre right-of-way width will be obtained where possible; and

iii) the costs of upgrading the road will be borne by the affected property owners.

z) An amendment to this Plan is not required if the Town assumes a private road.

aa) The location of private roads on public road allowances for the provision of access to individual properties should not be permitted. However, where such use of a public road allowance is deemed in the public interest and acceptable by the Town, the affected landowners may be required to enter into an agreement with the Town to cover such matters as financial contribution, liability insurance, road standards, storm water management and construction mitigation measures, and rehabilitation where a temporary use is proposed.

Unopened Road Allowances

bb) Unopened road allowances are to be preserved as publicly accessible but their level of service is dependent on their environment, land use and status, and ease of access.

6.1.9.3 Road Network Improvements

Emergency Access/Connectivity

a) New development may require more than one access route for emergency services to connect to the Road Network. When a single access provided by a proposed road generally exceeds 250 metres measured from the centerline of the existing, intersecting road, or exceeds 100 dwelling units, or provides access to a significant employment use, a second access road will be required to provide an additional route for emergency services. Emergency access roads shall be provided by the development proponent, and shall be a condition of approval for both public and private roads.

Road Widenings

b) For the purposes of the *Planning Act*, each of the roads to be widened are generally outlined in the Town's Transportation Master Plan, as updated periodically. As the traffic conditions warrant, road improvements be undertaken in accordance with the long-range road needs projections, and in consideration of the complete streets principles.

c) The Town will obtain road allowance and intersection widenings to meet the designated road allowances listed in this Section by land dedication through the development approval process or by purchase in accordance with the *Planning Act*. The Town may take road allowance widenings as a condition of Draft Plan of Subdivision, Condominium Description, Site Plan Approval or the Consent process pursuant to the *Planning Act*.

d) The boundaries of the designated road allowance will generally be parallel to the centre line of the current road allowance. The Town shall, wherever possible, take the required road allowance widening equally from either side of the centreline. Where conditions require taking the widening unequally from one side of the centreline, up to 50 percent of the widening will be

obtained as a condition of development approval. Any land acquisition greater than 50 percent will be obtained through a negotiated agreement with the landowner.

e) Allowances for additional on-street parking, turn lanes, and engineering elements such as grading and sightlines not specifically identified in this Plan and additional right-of-way may be required for their construction. Where additional land is required for widenings, extensions and/or intersection improvements, such lands shall be obtained, wherever possible, in the course of approving new development under the authority of the *Planning Act*, the *Municipal Act* and the *Public Transportation and Highway Improvement Act*. The Town may take additional road allowance widenings:

   i. For cut and fill purposes where the proposed road configuration cannot be achieved within the designated road allowance;

   ii. To provide sufficient distances and room for auxiliary turn lanes, roundabouts, pedestrian/cycling/transit facilities, street illumination and/or for traffic control devices; and/or

   iii. At intersections to provide for daylight triangles. The maximum length of the side of a daylight triangle will be 15 metres.

f) Where required, road allowance widenings, intersection improvements and road closures will comply with an approved Municipal Class Environmental Assessment process in accordance with the *Environmental Assessment Act*.

h) Final road allowance widths may be determined through the completion of detailed design studies as a condition of draft plan approval in accordance with the Town's approved roadway design standards. The studies will include the placement of services, accommodation of all road users, the allocation of parking, and shall address any traffic concerns or issues to the satisfaction of the Town. The impact on the streetscape, including street lighting, shall also be considered before undertaking any road or intersection widening.

i) The Town may require a 0.3 metre reserve from any property abutting a Town road to restrict access to the road.

Construction of Roads

i) The construction of roads within the Town shall proceed in accordance with the following:

   i. Road crossings through the Environmental Protection Designation, and particularly Silver Creek, Black Ash Creek and the Pretty and

Batteaux Rivers shall be kept to a minimum, and new roads shall be designed so as to minimize the impact on the Natural Heritage System;

ii. The Town shall ensure the compatibility of the engineering design of new roads with the engineering improvements required for stormwater management; and

iii. Wherever possible, the principles of traffic calming, including roundabouts, shall be taken into account when new roads are being designed.

Intersection Improvements

j) The number of intersections created by plans of subdivision and/or other development shall be kept to a minimum and where new development does occur, new intersections should be “T” intersections with angles measuring 90 degrees to abutting road allowances.

Bridge Improvements

k) As future improvements are made to bridges within the Town, they should be designed to accommodate projected traffic volumes.

6.2 Municipal Service Infrastructure and Utilities

6.2.1 Goals

a) To provide adequate and sufficient systems of water supply, sanitary sewage disposal, and storm drainage to all areas of development in the municipality as needed to accommodate forecasted growth in a timely manner and in accordance with the staging program established by this Plan or any future phasing plan, optimization of existing municipal services, and sound financial planning.

b) To encourage progressive, staged development from existing built-up areas in order to minimize the need for major servicing extensions and to ensure sustainability of water resources, financially viability over the lifecycle of the infrastructure, protection of human and environmental health and safety, and alignment with comprehensive planning and climate change mitigation and adaptation objectives.

c) To develop new municipal services and undertake improvements to existing servicing infrastructure bearing in mind the ultimate servicing requirements of the municipality, and the municipality's ability to finance such projects.

d) To develop a system of storm drainage sympathetic to areas of environmental sensitivity including the Town's natural heritage features and hazard lands.

6.2.2 General Policies

a) This Plan provides overarching policies that are intended to complement the more detailed requirements and guidelines identified in the Town's Master Servicing Plan.

b) All development and public works shall conform with the relevant policies of this Plan, and shall be consistent with the requirements and guidelines in the Town's Master Servicing Plan. The Town's Master Servicing Plan provides requirements and guidelines with respect to:

   i. Wastewater servicing infrastructure; and

   ii. Water servicing infrastructure.

c) All development shall be provided with full municipal servicing infrastructure, unless otherwise exempted by this Plan.

d) High water users or strong effluent producing uses shall not generally be permitted "as of right" and will require an amendment to the Town's Zoning By-law;

e) In planning for the expansion of existing and planned transportation and/or infrastructure corridors, the Town will encourage the co-location of linear water, wastewater, and stormwater service infrastructure, wherever possible.

f) Before the approval of any application for development, the Town must be satisfied that adequate municipal servicing infrastructure, including overall system capacity, is available or can efficiently and economically be provided to support the proposal, in accordance with the Town's Water and Wastewater Capacity Allocation Policy. Where adequate municipal servicing infrastructure does not exist, the Town may not approve the application or may use Holding (H) provisions in the Zoning By-law to regulate the timing of development. Where adequate servicing does not exist to support a proposed development, the Town will not be obligated to provide such servicing in advance of development.

g) The determination of adequacy of municipal servicing will be at the sole discretion of the Town and may require modelling at the expense of the property owner.

6.2.3 Municipal Wastewater Servicing Infrastructure

a) Development shall provide appropriate wastewater servicing infrastructure as approved by the Town and, where necessary, the Conservation Authority and any other agency having jurisdiction.

b) Wastewater servicing infrastructure shall be designed, constructed and maintained to:

i. Provide adequate service to proposed developments;

ii. Accommodate the full development of the drainage area;

iii. Utilize gravity flow wherever possible, to avoid the need for pumping stations;

iv. Protect the natural characteristics of the landscapes in which they are located; and

v. Satisfy the engineering/development standards of the Town and/or any agency with jurisdiction.

6.2.4 Municipal Water Servicing Infrastructure

a) Development shall provide appropriate water servicing infrastructure as approved by the Town and, where necessary, and the Province.

b) The Town shall direct and accommodate growth in a manner that promotes the efficient use of water and maintains water quality in accordance with Provincial regulations.

c) Water servicing infrastructure shall be designed, constructed and maintained to:

i. Provide adequate service to proposed developments;

ii. Provide sufficient quantity and flow to meet capacity for domestic use and fire protection;

iii. Accommodate full development of the service area; and

iv. Satisfy the engineering/development standards of the Town and/or any agency with jurisdiction.

6.2.5 Private Individual On-site and Single Service Infrastructure

a) While it is important to maximize the opportunity for the use of full municipal services in conjunction with new development, it also is recognized that certain lands, both vacant and those accommodating existing uses, are only serviceable by private water and sanitary sewage disposal systems or partial services. In order to avoid unnecessary hardship to such property owners, minor development may be permitted within these areas on the basis of the servicing systems existing on the date of the adoption of this Official Plan and in accordance with the following policies.

Existing Uses

b) Minor extensions and enlargements may be permitted to uses legally existing on the date of the adoption of this Official Plan provided that the adequacy of the existing or proposed water supply and/or sanitary sewage disposal servicing system is demonstrated to the satisfaction of the Town.

Vacant Lots of Record

c) Notwithstanding any servicing policies of this Plan to the contrary, where a vacant lot legally existed on the date of adoption of this Official Plan, a building permit may be issued, subject to compliance with the permitted use provisions and standards of this Official Plan and the implementing Zoning By-law, for the erection of a building or structure provided the adequacy of the proposed method of water supply and sanitary sewage disposal is demonstrated to the satisfaction of the Town.

Infilling

d) While it is expected that major forms of development will occur on full municipal services, infilling may be permitted within areas designated for the proposed use on the basis of private individual on-site servicing or partial servicing, in accordance with the relevant policies of this Plan and the following:

i. The land holding will not be capable of being developed into more than two building lots (one existing and one proposed);

ii. The adequacy of the proposed water and sanitary sewage disposal systems shall be demonstrated to the satisfaction of the Town of Collingwood with no negative impacts on potential risks to human health and safety and degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydraulic functions, due to single, multiple or successive development. Negative impacts should be assessed through environmental studies including hydrogeological or water quality impact assessments;

iii. Direct access to arterial roads, particularly County roads and Provincial Highway 26, shall be discouraged and only considered where alternative access to a collector or local road is not available;

iv. The resulting lots shall each have frontage and access onto an open public road which meets minimum municipal standards; and

v. The configuration of private individual on-site servicing shall facilitate future connection to municipal services.

e) Any development, beyond the scope of that specifically addressed above, shall be considered as major development and shall only be permitted to occur on full municipal services. Private communal services are prohibited and would only be considered in extenuating circumstances such as to address failed private individual on site systems through an amendment to this Plan.

For greater clarity, private commercial services are self-contained, non-municipal private drinking water and/or wastewater systems that are not connected to the municipal systems, and that serve 6 or more lots, or private residences. Further, private linear infrastructure for the delivery of water, or the collection of wastewater, which is connected to the municipal systems and serves more than 6 lots or private residences shall generally be prohibited except where sufficient legal mechanisms exist to limit the risk to the municipality and to protect health and safety, an unless such linear infrastructure is considered plumbing under the Ontario Building Code.

6.2.6 Stormwater Management Infrastructure

a) It is the intent of this Plan to:

i. minimize the volume and maximize the quality of surface drainage from new development;

ii. integrate planning for stormwater, sewage and water services to ensure system optimization and financial viability of the lifecycle of the infrastructure;

iii. promote the use of green infrastructure, vegetation and pervious surfaces, attenuation and re-use, water conservation and efficiency and best practices in low impact development to the extent feasible;

iv. mitigate risks to human, environmental and property health and safety;

b) Stormwater volumes and contaminant loads from individual development sites are to be minimized, prevented or reduced and the impact of any proposed development on local and area-wide drainage patterns is to be identified, with cumulative impacts considered on watershed scale.

b) Development shall provide appropriate stormwater management facilities as approved by the Town and, where necessary, the Conservation Authority and any other agency having jurisdiction, and stormwater ponds should generally be directed outside of natural hazard areas including wetlands and associated buffers.

c) All applications for Plans of Subdivision and Condominium, Site Plan Control for major industrial, commercial, residential, or institutional development and major public works, shall be accompanied by a Stormwater Management (SWM) Report, and all applications for the creation of more than five (5) new lots by consent shall be accompanied by a SWM Report in circumstances where such a study is deemed necessary by the Town.

d) The SWM report shall be prepared by a qualified professional, to the satisfaction of the Town, the Conservation Authority and any other agency having jurisdiction and shall be developed in a manner which ensures a stormwater management system that:

i. Where a pond is required, it is a landscaped feature, appropriately integrated into the parks and open space system;

ii. Adheres to the stormwater best practices as deemed necessary by the Town, the Conservation Authority and any other agency having jurisdiction;

iii. Considers potential changes to the environment arising from climate change;

iv. Encourages the use of innovative low impact development design and technologies;

v. Meets the levels of protection established by the Town, the Conservation Authority and any other agency having jurisdiction;

vi. Ensures post-development volumes and rates are no greater than pre-development volumes and rates and addresses quality control to the satisfaction of the Town and applicable Conservation Authority;

vii. Identifies and minimizes the cumulative impacts of development on watershed flow regimes including the relationship between groundwater, infiltration, discharge and inflow;

viii. Locates facilities, such as detention ponds, outside defined 1:100 year floodplains;

ix. Encourages the retention of existing tree cover or natural heritage features, and maximizes the provision of significant grassed and natural areas to facilitate the absorption of surface water into the ground; and

x. Provides for the protection of fish habitat and the maintenance of natural heritage systems as well as the potential impacts of climate change.

6.2.7 Utilities and Telecommunications Facilities

a) In planning for the expansion of existing and planned transportation and/or infrastructure corridors, the Town will encourage the co-location of linear utilities and telecommunication facilities.

b) All utilities and telecommunication facilities shall be located underground and be grouped into a single utility conduit, where feasible, in a road allowance or easement.

c) Where facilities are required to be located above grade, such as telecommunications towers, the Town shall require that appropriate locations are identified and/or cluster sites in consideration of Town policies or procedures and that may take into consideration the location requirements for larger infrastructure elements, whether within public rights-of-way, or on private property.

d) The Town will support the provision of electronic communications technology involving high capacity fibre optics to enhance telecommunications services.

e) Public and private utilities will be permitted in all land use designations and will be installed, where possible, within public road allowances. Where facilities cannot be located in a public road allowance, the provision of easements shall be permitted provided that their location does not detract from the function, amenity or safety of adjacent land uses.

f) Any future high voltage transmission lines should avoid existing residential areas and significant natural features and will be encouraged to locate among existing utility corridors or other rights-of-way, such as roads and railways, in order to minimize the fragmentation of properties.

g) Transmission lines should be coordinated with existing lines where feasible and, if above ground, should be designed so that the height is appropriate for the scale of the community.

6.2.8 Renewable or Alternative Energy

a) Wind turbines, solar farms, and other renewable or alternative energy facilities may be permitted within the Rural Designation, Prestige Employment Designation or General Employment Designation, as identified on **Schedule 2.** For greater clarity, small-scale renewable or alternative energy installations, such as rooftop solar panels or water heaters, may be permitted in any designation. For any proposed renewable or alternative energy facility, the Town shall require the proponent to proceed through an Environmental Assessment process under the *Environmental Assessment Act*, or at a minimum, through a land use planning approval process under the *Planning Act*, or both. The approvals process will evaluate and assess:

   i. The impact of the proposal on the viewscapes, vistas, and any cultural heritage landscapes in the vicinity, along with an assessment of potential benefits;

   ii. Whether the nature and scale of the proposal is appropriate, and how any identified impacts can be mitigated; and

   iii. How the site will be accessed for maintenance.

b) The Town may impose limits on the extent, height, and location of any proposed renewable or alternative energy installation.

c) The Town, in partnership with the Province, as appropriate, shall ensure that the necessary agreements are in place to deal with ongoing operation and maintenance of any renewable or alternative energy facilities, as well as appropriate protocols for their ultimate decommissioning.

6.2.9 Gas and Oil Pipelines

a) Gas and oil distribution pipelines will be encouraged to locate within a road right-of-way or easement. They will be encouraged to locate in such a manner that does not negatively impact on the function, safety or amenity of adjacent land uses, or roadway operation when accessed.

b) The Town acknowledges the importance of incorporating consideration for pipeline systems as part of land use planning in the vicinity of pipeline systems.

7 Implementation and Interpretation

7.1 Implementation

7.1.1 Upper Tier Legislation/Plans

a) The Town shall implement this Plan by using the power conferred upon it by the *Planning Act*, the *Municipal Act*, the *Ontario Heritage Act*, the *Development Charges Act* and such other statutes as may be applicable.

b) The Town shall ensure that this Plan is in conformity with the *Planning Act* and where applicable the County of Simcoe Official Plan. Further, the Town shall ensure that this Plan is consistent with the Provincial Policy Statement and/or Planning Statement. This Plan may be more restrictive than the Provincial Planning Statement to address matters of community importance, unless doing so would conflict with any policy of the Statement. Where there is a conflict between this Plan and the County Official Plan, the upper tier policies shall prevail to the extent of the conflict but in all other respects this Plan would remain in effect.

c) The Town shall ensure that all construction shall adhere to the regulations of the Ontario Building Code, the *Accessibility for Ontarians with Disabilities Act*, applicable County of Simcoe By-laws, and any other relevant legislation.

7.1.2 This Official Plan

7.1.2.1 Official Plan Review

a) The Town will review the policies in this Plan as part of a Provincially mandated review program, to ensure the continued relevance of the objectives and policies contained herein. Such a review will be in accordance with the requirements of the *Planning Act*.

b) Reviewing of this Plan is required to identify planning issues and trends affecting the Town, to analyze the effectiveness of the policies of this Plan and to allow for adjustments and updating. It is critical to review, update, and consolidate this Plan from time to time to ensure its continued relevance and usefulness.

c) The Town will review existing and future legislation contained in the *Planning Act*, the *Municipal Act*, the *Ontario Heritage Act*, the *Development Charges Act* and other relevant Provincial statutes that apply to areas of municipal jurisdiction. The Town will, where appropriate, amend existing policy and/or By-laws or pass new By-laws to ensure land uses are properly

regulated in accordance with the policies of this Plan, relevant legislation and associated regulations.

7.1.2.2 Monitoring

a) In order to evaluate the effectiveness of this Plan, the Town will monitor development activity and changes in land use and may develop key performance indicators for this Plan. Where it is deemed necessary due to changes in the physical, social or economic makeup of the municipality, or as a result of new Provincial, County and/or municipal planning policy priorities/directions, this Plan shall be appropriately updated.

b) Monitoring and measuring the performance of this Plan is critical to determine if:

i. The assumptions inherent to this Plan remain valid;

ii. The implementation of the policies fulfills the overall vision, principles and intent of the policies of this Plan;

iii. That development is being carried out in conformity with the policies of this Plan and consistent with the associated plans, guidelines and manuals adopted by the Town;

iv. Provincial growth and intensification targets are being met; and

v. The priorities identified in this Plan remain constant or require change.

7.1.2.3 Amendments to this Plan

a) An Amendment to this Plan shall be required where a policy, designation, Schedule, or community value is added, deleted, or significantly altered. The Town will consider applications for Amendments to this Plan within the context of the policies and criteria set out throughout this Plan.

b) All Amendments to this Plan shall proceed in accordance with the *Planning Act* approval requirements set out in this Plan, in addition to any others deemed appropriate by the Town, in consultation with the County and other relevant agencies, particularly with policies that pertain to ensuring proper public notification and consultation. The responsible approval authority may be assisted in their review of a proposed Amendment by the Conservation Authority, or any other agency having jurisdiction.

c) An applicant of an Amendment to this Plan shall be required to submit a planning justification report to demonstrate the rationale for such an Amendment, and shall be required to evaluate and address such matters, including but not limited to:

i. Conformity/consistency with relevant Provincial and County policies and plans as applicable;

ii. Conformity to the vision, community prioritiess and policies of this Plan, and other Town adopted By-laws, plans and guidelines;

iii. The need for the proposed Amendment;

iv. Suitability of the lands for the proposal;

v. Land use compatibility with the existing and future uses and built forms on surrounding lands; and

vi. Adequacy of municipal servicing infrastructure and community facilities to support the proposed use.

d) In order for an application for an Amendment to this Plan to be considered complete, the Town may require the submission of any number of reports or studies including those listed in this Plan or otherwise permitted under the *Planning Act*, at the sole discretion of the Town.

e) Technical revisions to this Plan will not require an Official Plan Amendment provided they do not change the intent of the Plan. Technical revisions include:

i. Changing the numbering, cross-referencing and arrangement of the text, tables, Schedules and maps;

ii. Altering punctuation or language for consistency;

iii. Correcting grammatical, dimensional and boundary, mathematical or typographical errors;

iv. Changing or updating appendices; and/or

v. Changing format or presentation.

7.1.2.4 Secondary Plans/Block Plans

Requirements

a) A Secondary Plan shall be adopted and approved as a statutory Amendment to this Plan. A Block Plan is a non-statutory instrument that shall be adopted by Council.

b) Where a Secondary Plan or Block Plan is required by the policies of this Plan, the exercise shall promote comprehensive planning, and shall be required to:

i. Identify the detailed land use and density distribution, and to ensure that the required density target is achieved;

ii. Confirm the boundaries of the Natural Heritage System with particular attention to the definition of the Environmental Protection Designation;

iii. Identify the location for the Neighbourhood Centres;

iv. Identify the parkland system, and the active transportation network;

v. Identify the location for any required educational and/or community facilities;

vi. Identify the detailed road pattern, including Local Roads, although the Local Road network may be conceptual;

vii. Articulate the details for the provision of sewer, water and stormwater management systems;

viii. Identify the road network and infrastructure system connections to all properties within and adjacent to the individual designated Greenfield Community Area;

ix. Identify phasing and order of development, including any uses in the public interest to be developed in the earlier phases (e.g., attainable/attainable housing, community facilities, parks, schools); and

x. Potentially form the basis for a Developer's Group Agreement, where the identified Neighbourhood Area includes multiple landowners.

c) The preparation of a Secondary Plan or Block Plan shall conform with all relevant policies of this Plan. Secondary Plans or Bock Plans shall be consistent with the Town's Urban Design Manual and all applicable studies, master plans, guidelines, and standards approved by the Town. Terms of Reference for any Secondary Plan or Block Plan shall be approved by the Town, and shall include all of the necessary supporting technical studies, to the satisfaction of the Town. Required Secondary Plans or Block Plans shall form the basis for the subsequent approval of Draft Plans of Subdivision and Zoning By-laws.

Secondary Plan Area 1 – Highway 26 East Corridor

d) The Highway 26 East Corridor between the Huronia Pathway road allowance in the north-west, the Town of Wasaga Beach in the south-east, Nottawasaga Bay in the north and the southerly limit of Highway 26, encompasses roughly 270 hectares and accommodates approximately 400

single-detached permanent and recreational residential dwelling units in addition to a small array of industrial and commercial uses. Secondary Plan Area 1 – Highway 26 East Corridor is identified on **Schedule 2.**

e) A majority of the existing development in the corridor is situated between Beachwood Road and the Nottawasaga Bay shoreline with more sporadic but still substantial development being found to the south of Beachwood Road. Most of the corridor's vacant lands, up to the Highway 26 right-of-way, are categorized on **Schedule 2** as Environmental Protection Designation, or within the Adjacent Lands Overlay.

f) At the time of the adoption of this Plan, lands within the Highway 26 East Corridor were subject to a number of significant development constraints including a lack of full municipal services and substandard local roads as well as the aforementioned environmental limitations primarily involving the area's woodlands. In view of these constraints, the Highway 26 East Corridor has been identified as a Secondary Plan Area 1 on **Schedule 2** with the intent that until the Secondary Plan is prepared, development be limited to that permitted by the private individual on-sites and single services policies of this Plan.

g) In addition, based on historic growth rates and current population projections, the preparation of a Secondary Plan may not be necessary during the planning horizon of this Plan.

h) In the period preceding the preparation of the required Secondary Plan, care shall be taken to maintain the integrity of the natural environment by preventing inappropriate development and through the upgrading of substandard services.

Secondary Plan Area 2 - Mountain Road West Corridor

i) The Mountain Road West Corridor is identified on **Schedule 2**. It is generally located roughly between the Tenth Line in the east, (Grey) County Road 19 /Osler Bluff Road in the west, (Simcoe) County Road 32 (Sixth Street) in the south and the Georgian Trail and Nottawasaga Bay shoreline in the north, accommodates mixed but dispersed residential, commercial, industrial and recreational development. The area extends to Collingwood's extreme western boundary where it meets the eastern municipal boundary of the Town of The Blue Mountains and approaches the Blue Mountain/Intrawest recreational-resort area.

j) At the time of the adoption of this Plan, lands within the Mountain Road West Corridor were subject to a number of significant development constraints including a lack of full municipal services, increasing traffic volumes and the identified need to maintain the potential for a Provincial Transportation Corridor, waste disposal assessment areas and environmental limitations involving the Silver Creek watershed, and area woodlands. Beyond this,

the Town recognized that the formulation of a comprehensive policy framework for Mountain Road West focused on, among other things, land use and transportation linkages with the bourgeoning recreational-resort development to the west could assist in the Town's continuing efforts to broaden its economic (tourism) base.

k) In view of these constraints, the Mountain Road West Corridor has been identified as a Secondary Plan Area on **Schedule 2** with the intent that development be limited on the lands designated as Rural to that permitted on individual private on-site services where the adequacy of the proposed method of water supply and sanitary sewage disposal is demonstrated to the satisfaction of the Town and/or the Province, pending the preparation of a Secondary Plan. The constraints are particularly significant in Concession XII which in the Town's view, is the most likely location for a potential Provincial Highway Corridor. Until the precise location of this Corridor is identified, applications for development within the Mountain Road West Corridor shall be forwarded to the Province for review.

l) In addition, based on the Town's land supply, historic growth rates and the current population allocation assigned to the Town by the County, there is no need to re-designate further lands from Rural to urban uses until at a minimum the next five year review. Although it is the Town's preference that a Secondary Plan be completed for the entire area prior to development occurring, it is recognized that certain lands were designated for urban uses as of January 19th, 2012.

7.1.3 The Zoning By-law

7.1.3.1 General

a) The Zoning By-law shall specifically implement the policies of this Plan by regulating the use of land, buildings or structures in accordance with the provisions of the *Planning Act* and, where appropriate, may be more restrictive than this Plan.

b) The Zoning By-law shall include and refine the lists of permitted uses identified in this Plan. It is not the intent of this Plan that every permitted use within each designation necessarily be permitted on every site within the designation.

c) The Zoning By-law will include regulations for development to ensure compatibility and appropriate transitions between different uses and built forms. Development standards within the Zoning By-law may include, among other matters, building setbacks, build-within zones, step backs, angular planes, lot area, lot coverage, lot frontage, height and Gross Floor Area restrictions.

d) Within three years of the adoption of this Plan, the existing Zoning By-law will be reviewed and amended, or a new Zoning By-law prepared and adopted, to conform to the policies of this Plan, in accordance with the *Planning Act*. The existing Zoning By-law shall remain in effect until such time as it is amended to bring it into conformity with this Plan. Any amendments to the Zoning By-law shall be in conformity with this Plan.

7.1.3.2 Amendments to the Zoning By-law

a) Amendments to the Zoning By-law may be permitted when the Town is satisfied that:

i. The proposed use and/or building/structure will be compatible with adjacent development;

ii. The proposed use does not pose a danger to adjacent uses by virtue of any defined hazardous nature;

iii. The proposed use will not pollute any water and/or soil or otherwise threaten the environment, and natural heritage feature or its ecological function;

iv. The proposed use conforms to the policies and designations of this Plan, the Official Plan of the County of Simcoe where applicable and the provision of the *Planning Act*; and

v. Municipal service infrastructure, including municipal water and wastewater capacity if applicable, is sufficient to support the proposed use.

b) In order for an application for an Amendment to the Zoning By-law to be considered complete, the Town may require the submission of any number of reports or studies including those listed in this Plan or otherwise permitted under the *Planning Act*, at the sole discretion of the Town.

c) Council may, by by-law, delegate the authority to approve minor Zoning By-law Amendment to a Committee of Council or to an officer, employee or agent of the municipality, in accordance with the *Planning Act*.

7.1.3.3 Existing Uses

a) Uses of land which legally existed as of the date of adoption of this Plan may be recognized by an appropriate zoning category in the By-law and extensions and/or the construction of accessory buildings may be permitted in accordance with any other applicable policies of this Plan.

7.1.4 The Committee of Adjustment

a) The Town may appoint a Committee of Adjustment to consider minor variances, and other matters, to the Zoning By-law and for Consents to Sever lots, in accordance with the provisions of the *Planning Act*. The Committee of Adjustment may permit minor enlargements or extensions of legally-complying buildings or structures but shall not grant permissions to enlarge or extend the building and structure beyond the limits of the land owned and used in connection therewith on the date the by-law was passed.

b) Decisions of the Committee of Adjustment will maintain the general intent and purpose of this Plan, and will be in accordance with requirements of the *Planning Act* and all other applicable legislation.

c) In order for an application for approval of a Minor Variance or a Consent to Sever to be considered complete, the Town may require the submission of any number of reports or studies including those listed in this Plan or otherwise permitted under the Planning Act, at the sole discretion of the Town.

7.1.5 The Subdivision of Land

7.1.5.1 Plan of Subdivision/Condominium

a) All lands within the Town shall be subject to Subdivision Control pursuant to the relevant provisions of the *Planning Act*. Further, only those development proposals submitted under the *Planning Act* and/or the *Condominium Act* that conform to the policies of this Plan shall be considered for approval.

b) The division of land shall occur by Plan of Subdivision/Condominium where:

i. More than 4 lots are proposed to be created;

ii. A new road or extension to an existing road is required, extension of services and/or reconfiguration of the stormwater management system is required; or,

iii. The Town deems it necessary in the public interest for the proper and orderly development of the lands.

c) The Town, when considering applications for Plans of Subdivision/Condominium, will comply with the provisions of the *Planning Act* and/or the *Condominium Act*, and will conform with all relevant Provincial and County policies and plans where applicable, along with the policies and procedures of the Conservation Authority and any other agency having jurisdiction.

d) In order for an application for a Plan of Subdivision/Condominium to be considered complete, the Town may require the submission of any number

of reports or studies including those listed in this Plan or otherwise permitted under the *Planning Act*, at the sole discretion of the Town.

e) Pursuant to the provisions of the *Planning Act*, the Town may enact a By-law to exempt properties or blocks within an approved Plan of Subdivision from Part Lot Control, to:

   i. Create townhouses or semi-detached lots;

   ii. Realign or adjust lot boundaries where no new lots are created; and

   iii. Facilitate mechanical severances, such as additions to lots, easements, land dedications, etc.

f) Individuals proposing to develop lands may enter into a Subdivision/Condominium Agreement with the Town addressing, among other things, engineering design requirements, cost responsibilities, security bonds, staging and development timing, to the satisfaction of the Town. All Subdivision/Condominium Agreements shall be registered on title.

g) Where an Amendment to this Plan is necessary to facilitate a Plan of Subdivision/Condominium, Council approval of the Official Plan Amendment is required prior to, or concurrent with consideration of the Plan of Subdivision/Condominium.

h) If an Amendment to the Zoning By-law is necessary to facilitate a Plan of Subdivision, the Council approval of the Rezoning is required prior to, concurrent with consideration the Plan of Subdivision/Condominium, or will be required as a condition of draft approval.

i) The Town standard shall be to apply the legislative minimum lapsing date to draft Plans of Subdivision/Condominium to ensure that development occurs expeditiously. Once that time period has elapsed, the Town may:

   i. Lapse the Draft Plan approval, and require that a new application for approval be submitted that is in conformity with the policies of this Plan; or,

   ii. Extend the approval, where the Town is satisfied that the applicant has made significant progress in satisfying the conditions of Draft Plan approval and available municipal water and wastewater capacity if applicable, subject to the following conditions:

      > Under no circumstances shall the Town extend a Draft Plan approval if the approval has lapsed before a permissible extension is given, except the Town may deem the approval not to have lapsed unless:

- five or more years have passed since the approval lapsed;
- the approval has previously been deemed not to have lapsed;
- an agreement had been entered into for the sale of the land by a description in accordance with the draft approved plan of subdivision; and/or

> Draft Plan approval may not be extended for more than a cumulative or single 3-year period unless extenuating circumstances are demonstrated to the satisfaction of Council. For clarity, this policy applies to Draft Plans approved after the effective date of this Plan.

j) Generally, extensions will not be permitted beyond 1 year except where extenuating circumstances are demonstrated such as changes in ownership, unforeseen economic hardships, or significant progress has been made in satisfying the conditions of draft approval only requiring minor additional actions to move to registration.

7.1.5.2 Consent to Sever

a) Any application to the Committee of Adjustment for Consent to Sever a parcel of land will only be considered when it is clearly evident that a Plan of Subdivision is not required in the public interest.

b) Consent to Sever may also be granted for legal or technical reasons, such as for boundary adjustments, lot additions, easements, rights-of-way, leases, validation of titles, or other similar purposes that do not result in the creation of a new lot.

c) In order for an application for Consent to Sever to be considered complete, the Town may require the submission of any number of reports or studies including those listed in this Plan or otherwise permitted under the *Planning Act*, at the sole discretion of the Town.

d) Where an Amendment to this Plan is necessary to facilitate a Consent to Sever, Council approval of the Official Plan Amendment is required prior to, or concurrent with consideration of the Consent to Sever by the Committee of Adjustment. The application for the Official Plan Amendment shall precede consideration of the Consent to Sever by the Committee of Adjustment.

e) If an Amendment to the Zoning By-law is necessary to facilitate a Consent to Sever, Council approval of the Rezoning is required prior to, or concurrent with consideration of the Consent to Sever by the Committee of Adjustment or will be required as a condition of consent.

f) When a Minor Variance from the requirements of the Zoning By-law is required to facilitate a Consent to Sever, it shall be considered concurrently or included as a condition of approval of the Consent, if the Committee is satisfied that a Minor Variance is appropriate.

g) In the case of a lot created for residential purposes, the Committee of Adjustment may require the conveyance of parkland dedication or a cash payment in lieu of land in accordance with the Town's Parkland Dedication By-law and/or a payment under the Community Benefits Charge By-law, where applicable. In the case of a lot created for industrial or commercial purposes, the Committee of Adjustment may require the conveyance of parkland dedication or a cash payment in lieu of land in accordance with the Town's Parkland Dedication By-law.

h) All lots created by consent, with exception of those that are also the subject of an application for a Plan of Condominium, shall have adequate and appropriate frontage on and gain access from a public road, maintained year-round.

i) The proposed lot(s) and lands to be retained following a Consent to Sever shall be of an appropriate size and have adequate frontage on a public road for the existing and proposed uses.

7.1.6 Legal Non-Conforming Uses, Buildings, or Structures

a) Land uses which legally existed on the date of the approval of this Official Plan that are neither designated in this Plan nor zoned in the Zoning By-law as a permitted use are termed legal non-conforming uses and, in the long-run, should cease to exist and be replaced by uses, buildings, and/or structures that conform to this Plan and comply with the Zoning By-law.

b) The use of lands, buildings, and/or structures which do not conform to the Zoning By-law but which were in lawful existence prior to the approval of the Zoning By-law, and which continue to be used for such a purpose, will be recognized as legal non-conforming uses. If such legal non-conforming uses cease for a period of up to one year, then the legal non-conforming status will lapse and rights derived from such uses will terminate.

c) Notwithstanding any other Policy in this Section of this Plan, a legal non-conforming use destroyed by fire or natural disaster may be rebuilt provided that the dimensions of the building and/or structure are not substantially increased, the use of the building and/or structure is not substantially altered, and all applicable approvals are obtained.

d) The Town may evaluate the possibility and feasibility of acquiring a property incorporating a legal non-conforming use, building or structure at the time of the submission of an application for an extension or enlargement. At the same time, consideration may also be given to the possibility of relocating

the use to a designated and zoned location where it would be able to function and produce under improved conditions in accordance with the policies of this Plan.

e) In some instances it may be desirable to permit the extension or enlargement of such a legal non-conforming use in order to avoid unnecessary hardship to the landowner, or where the Town considers the purchase of the property to be unrealistic but nevertheless finds that the merits of the application deem it desirable to grant permission for the proposed extension or enlargement of any legal non-conforming use, building or structure, the Town may pass a Site Specific Amendment to the Zoning By-law. Such a By-law may be passed without Amending this Plan providing that:

i. The proposed extension or enlargement will not create a negative impact on the environment and will not pose a significant threat to human health and safety;

ii. The proposed extension or enlargement shall be limited to a maximum of 15 percent of the existing Gross Floor Area and shall not unduly aggravate the situation created by the existence of the use, especially in regard to the policies of this Plan and the requirements of the Zoning By-law applying to the area;

iii. The proposed extension or enlargement shall be in appropriate proportion to the size of the existing use established prior to the date of the passing of the Zoning By-law;

iv. The characteristics of the existing use and the proposed extension or enlargement shall not create or increase any undue, adverse impact that would add to the incompatibility of the existing use to the surrounding area. The Town may consult with appropriate approval authorities when dealing with extensions to non-conforming uses which may produce pollution problems;

v. The neighbouring conforming uses will be protected from the proposed extension or enlargement by the provision of areas for landscaping, buffering, or screening or appropriate setbacks for buildings and structures, devices and measures to reduce nuisances and/or where necessary, by regulations for alleviating adverse effects. The above measures shall be applied to the proposed extension or enlargement and, wherever feasible, also be applied to the established use in order to improve its compatibility with the surrounding area;

vi. Traffic generation and parking conditions in the vicinity will not be adversely affected and traffic hazards will be kept to a minimum by appropriately-designed ingress and egress points to and from the site and improvements to site conditions especially in proximity to

intersections, so as to provide maximum safety for pedestrian or vehicular traffic;

vii. Adequate provision has been, or will be made for off-street parking, loading and unloading facilities; and

viii. Necessary municipal services such as storm drainage, water supply, sanitary sewage disposal facilities and roads are available or can be made available.

7.1.7 Site Plan Control

a) Site Plan Control will be used by the Town in accordance with the provisions of the *Planning Act* as a means of achieving well-designed, functional, accessible, safe, sustainable built form and public space. Site Plan Control is one of the key tools for implementing the Town's policies on urban design in accordance with this Plan. Site Plan Control/Approvals shall also be consistent with all applicable studies, master plans, guidelines, and standards approved by the Town.

b) The Town will establish, by By-law, a Site Plan Control Area which encompasses all of the lands within the boundaries of the Town and is applicable to all development, with the specific exemption of new residential development that includes 10 dwelling units or less.

Notwithstanding that specific exemption, the Town may apply Site Plan Control to all forms of development, including residential developments that contain 10 dwelling units or less, where the development site is within 120 metres of a lake shoreline, wetland, or river or stream valley whether or not it contains a watercourse or within 300 metres of a railway line as defined by regulations, or as otherwise permitted by legislation.

c) The Town may exempt other forms of development which would otherwise be subject to Site Plan Control where it considers such approval to be unnecessary due to the type or scale of development proposed. The Town may:

i. Require Site Plan Control/Approval as a condition of a subdivision/condominium agreement or any other type of development agreement;

ii. Require Site Plan Control/Approval as a condition of any decision of the Committee of Adjustment; and

iii. Require Site Plan Control or Building Permit Approval prior to the issuance of a demolition permit(s) for properties designated under the

Ontario Heritage Act, and for those properties that the Town has identified as having significant heritage attributes.

d) In addition to the provisions of the Zoning By-law, and where different land uses or building types abut each other, transitional features may be required through Site Plan Control Approval, to mitigate potential adverse impacts between the developments and to ensure compatible development through visual screening, landscaping, fencing, and other forms of buffering. Except as prohibited or otherwise permitted by legislation, Site Plan Control may be used by the Town to ensure:

i. Adherence to proper development standards including the provision of adequate public walkways, stairs, elevators and escalators to which members of the public have access from streets, open spaces and interior walkways in adjacent buildings and facilities designed for accessibility for persons with disabilities;

ii. Safe and efficient movement of both vehicular and pedestrian traffic as it related to the exterior of the development and the surrounding area, including the relationship of the proposed building to adjacent buildings, streets, and exterior areas to which members of the public have access;

iii. Functional and attractive on-site facilities such as landscaping, lighting and garbage facilities are provided and maintained;

iv. Conveyance of any required lands or easements to the municipality for maintenance or improvements of drainage works, watercourses, public utilities, roadways or similar undertakings;

v. Control of the massing and conceptual design of buildings;

vi. Proper grading, storm drainage and maintenance in regard to surface water and erosion;

vii. Control of the sustainable design elements on any adjoining highway under a municipality's jurisdiction, including without limitation, the use of native plants, trees, shrubs, hedges, and other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle facilities;

viii Matters relating to exterior access to each building that will contain affordable housing units or to any part of such building, but only to the extent that it is a matter of exterior design, if the Town's Official Plan and Site Plan Control By-law both include requirements or standards for exterior access to buildings that will contain affordable housing units. For the purposes of this Plan, the requirements and standards for affordable housing would be consistent with the documents

applicable to any form of residential uses (e.g. Urban Design Manual, Engineering Standards, etc.); and

ix Any other controls permitted by legislation.

7.1.8 Other Provincial Planning Tools

7.1.8.1 Inclusionary Zoning

a) Pursuant to the *Planning Act*, Inclusionary Zoning may be implemented by the Town in the future, subject to Provincial regulations providing the Town with that opportunity. Inclusionary Zoning would authorize the inclusion of attainable/affordable housing units within buildings or projects containing other residential units, and for ensuring that those attainable/affordable housing units are maintained as such over time.

b) The Town may utilize the Inclusionary Zoning tool in conjunction with the establishment of a Community Planning Permit System, if such a system is ordered Province, or as otherwise permitted by legislation.

7.1.8.2 Community Improvement

a) Pursuant to the *Planning Act*, the Town may designate areas for Community Improvement, carry out studies and identify public sector improvements, and create financial incentives to the private sector in order to:

i. Stabilize and enhance existing development by providing a safe, convenient and attractive environment for the Town's residents;

ii. Provide for and encourage the ongoing maintenance, improvement, rehabilitation and renewal of the Town's residential, commercial, industrial and recreational areas including the rehabilitation of brownfield sites;

iii. Encourage the provision or increase the supply of attainable/affordable housing opportunities;

iv. Maintain and improve the economic base of the Town; and

v. Promote Arts & Culture that will benefit the community as a whole.

b) The Town may by By-law designate the whole or any part of an area as a Community Improvement Project Area. It is the intent of this Plan that community improvement projects be undertaken in identified areas as needed, whenever funds are available, provided the Town is satisfied that it can reasonably finance and afford the cost or its share of the cost. For the purpose of a Community Improvement Plan, the transfer of funds between upper and lower tiers is allowed. In order to determine the areas needing

community improvement, and to establish a Community Improvement Project Area, the following shall be analyzed and evaluated on a geographic basis. Community Improvement Project Areas shall be selected on the basis of the need:

i. For improvements to municipal service infrastructure and/or improvements to the public realm (streetscapes, parks, community facilities);

ii. For enhancing the amount, variety, and/or quality of housing to meet the needs of the Town's residents, including opportunities for affordable housing;

iii. To mitigate conflicts between/among existing land uses;

iv. To resolve environmental problems and/or human-made hazards; and/or

v. To consider the development potential of vacant or underutilized buildings, lots or blocks.

c) The Town shall implement Community Improvement projects within a Community Improvement Project Area by one or more of the following methods:

i. By designating, by By-law, the whole or part of any Community Improvement Area for the purpose of the preparation and implementation of Community Improvement Plans pursuant to the *Planning Act*;

ii. By participating in available County, Provincial and Federal funding programs to assist in the implementation of a Community Improvement Plan;

iii. By encouraging participation of the development industry in the implementation of a community improvement plan by:

> Establishing the environment for change through the articulation of a clear vision for the future, establishing facilitative planning policies and providing administrative support;

> Reducing the risk of the development approval process by ensuring timely development approval processes and pre-zoning sites for appropriate forms of development;

> Reducing the cost of redevelopment by reducing or deferring Development Charges, Community Benefits Charges, Parkland

dedication requirements , parking requirements or other fees and taxes;

iv. By supporting and encouraging the participation of local community groups, service clubs and other public organizations in the implementation of a community improvement plan, particularly as their assistance might relate to recreational uses and community facilities and services;

v. By improving, acquiring or disposing of land and/or buildings in a designated area in accordance with a community improvement plan;

vi. By developing and enforcing a Property Standards By-law;

vii. By upgrading utilities, municipal services and recreational community facilities; and

viii. By the application of the *Ontario Heritage Act* to support the preservation of historic or architecturally significant buildings and the use of funding programs under the Act.

d) The policies of this Section shall also apply to Municipal Capital Facilities By-laws to support the creation of attainable/affordable housing, with necessary adjustments.

7.1.8.3 Holding By-law

a) Pursuant to the *Planning Act*, the Town may pass a Holding By-law for the purpose of delaying development within specific areas until the development criteria contained in the policies of the various land use designations in addition to all other relevant policies of the Town, County and Province has been satisfied as applicable.

b) Without limiting the generality of the foregoing, it is the intent of this Plan that holding provisions may be applied in circumstances where the Town is satisfied regarding the anticipated use of a parcel of land as designated in this Plan but considers the actual development of the lands for the intended use to be premature pending the requirements and/or conditions of development as specified in the Holding By-law, including municipal water and wastewater capacity allocation.

c) Land subject to holding provisions shall be identified within the Zoning By-law by the placement of an “H” immediately after the relevant zone symbol. Permitted uses within areas subject to holding provisions shall be limited to the uses existing at the time of the passing of the Holding By-law. The Holding By-law may also be utilized to restrict the expansion of existing uses. Notwithstanding these limitations, the Town may permit development,

which it deems to be similar to or compatible with the designated land use as delineated on **Schedule 2.**

d) Without limiting the generality of the foregoing, it is the intent of this Plan that holding provisions may be applied in circumstances where the anticipated use of a parcel of land conforms with this Plan but the actual development of the lands for the intended use to be premature pending the requirements and/or conditions of development. Such municipal requirements and/or conditions of development may include, but shall not be limited to, the following:

i. That adequate municipal services, including water and wastewater capacity allocation are available to service the proposed development;

ii. That development or redevelopment is appropriately phased;

iii. That a Secondary Plan, Block Plan, or other form of comprehensive plan for one or more parcels of land has been prepared;

iv. That draft plans of subdivision/condominium and/or site plan agreements, where deemed appropriate, have been executed;

v. That necessary transportation facilities are available to service the proposed development; and

vi. That necessary studies have been prepared.

e) The holding symbol shall be removed from the lands so zoned by an Amendment to the Zoning By-law once the Town is satisfied that development can proceed in accordance with the policies of this Plan and that the provisions of the Hold are met, including any required studies and entering into development agreements with the Town, where applicable.

7.1.8.4 Community Benefits Charges By-law

a) The Town may prepare a background study and enact a By-law under the provisions of the *Planning Act*, to ensure that the capital cost of defined Community Benefits can be collected. The background study will articulate those community benefits that may be considered for funding under the Community benefits By-law, including consideration of:

i. Attainable/affordable housing;

ii. Public art;

iii. Streetscape improvements;

iv. Improvements to public parks; and

v. Other community and cultural facilities.

b) The Town may enact a Community Benefits Charge By-law that applies to the Town as a whole, and/or to specific geographic areas within the Town.

b) In addition to the exemptions included within the *Planning Act*, the Town may exempt some or all of the Community Benefits Charge or exempt certain development or redevelopment from the Community Benefits Charge as a means to promote specific development, redevelopment or revitalization objectives in accordance with this Plan.

7.1.8.5 Interim Control By-law

a) Where the Town, has by By-law or Resolution, directed that a review or a study be undertaken with respect to land uses in the Town, or in defined areas of the Town, it may pass an Interim Control By-law pursuant to the *Planning Act* which serves to control the use of land, buildings or structures within the Town, or in defined areas of the Town.

7.1.8.6 Temporary Use By-law

a) Pursuant to the *Planning Act*, temporary uses may be permitted. Before passing a By-law to permit a temporary use, the Town shall be satisfied that the following requirements, which are relevant to the specific application are, or will be, fulfilled in order to safeguard the wider interests of the general public:

i. That the proposed development is consistent with the temporary nature of the proposal;

ii. That the proposed use will be compatible with adjacent uses;

iii. That the size of the parcel of land and the building to be used is appropriate for the proposed use;

iv. That services such as water, sewage disposal and roads are sufficient;

v. That any undue, adverse impacts such as noise, vibration, fumes, smoke, dust, odour, lighting and traffic generating capacity are considered to ensure that the temporary use will not be detrimental to adjacent uses or the wider community;

vi. Where necessary, neighbouring uses will be protected by the provision of areas for landscaping, buffering or screening, appropriate setbacks for buildings, structures or uses, devices or measures to reduce nuisances, regulations for alleviating undue, adverse effects;

vii. That the by-law has suitable regulations in regard to setbacks, lot coverage, parking and other such items as may be required either through the text of the By-law or by reference to the Town's Zoning By-law; and

viii. That the use is in keeping with the intent of this Plan.

7.1.8.7 Parkland Dedication

a) Parkland Dedication will occur in accordance with the provisions of the *Planning Act*. The Town shall prepare a Parkland Dedication By-law that requires that land be dedicated to the Town in an amount not exceeding:

i. 2% of land proposed for development or redevelopment for commercial or industrial purposes; and/or

ii. 5% of land proposed for development or redevelopment in all other cases.

b) Subject to the Town preparing a Parks Plan that can justify the use of the alternate rates, in the case of land proposed for development or redevelopment for residential purposes, the Town's Parkland Dedication Bylaw may require that:

i. Land be conveyed to the Town at a rate of 1 hectare for each 600 dwelling units proposed, or at a lesser rate as may be specified in the By-law. The land conveyed shall be used by the Town for park or other public recreational purposes; or

ii. Where cash-in-lieu of land is to be collected, it shall be limited to a maximum equivalent value of 1 hectare for each 1000 dwelling units.

Notwithstanding that alternative rate, on sites of 5 hectares or less, the maximum parkland dedication shall be 10% and on sites greater than 5 hectares, the maximum parkland dedication shall be 15%.

c) In all circumstances, the Town may also accept cash-in-lieu of any required parkland dedication, or part thereof.

d) Encumbered or strata lands, as well as privately owned publicly accessible spaces may be eligible for parkland dedication.

e) Landowners can identify the land they intend to provide for parkland, with the Town able to appeal to the Ontario Land Tribunal if there is a disagreement.

f) Parkland dedication will apply only to new units.

7.1.8.8 Community Planning Permit System

a) The Town may prepare a background study and enact a By-law under the provisions of the *Planning Act*, to establish a Community Planning Permit System within the Town as a whole, and/or to specific geographic areas within the Town. Where a Community Planning Permit System has been ordered by the Province, the Town may utilize the Inclusionary Zoning tool.

7.1.8.9 Development Charges By-law

a) The Town will prepare a background study and enact a By-law under the *Development Charges Act*, to ensure that the initial capital cost of growth related services does not place a financial burden upon the Town's existing taxpayers, and to ensure that new taxpayers bear no more than the growth-related net capital cost attributable to providing the current level of services.

b) The Town may enact a Development Charges By-law that applies to the Town as a whole, and/or to specific geographic areas within the Town. In addition, the Town may exempt some or all of the Development Charge or exempt certain development or redevelopment from the Development Charge as a means to promote specific development, redevelopment or revitalization objectives in accordance with this Plan.

7.1.8.10 Other By-Laws

a) The Town may also establish other by-laws deemed necessary for the development of complete and healthy communities including but not limited to demolition, property standards, sign, site alteration, and tree preservation by-laws.

7.1.9 Land Acquisition

a) The Town may acquire and hold lands within the Town for the purposes of implementing this Plan in accordance with the provisions of the *Planning Act*.

b) It is the intent of the Town to work cooperatively with the County, the Conservation Authority, the Province, the Government of Canada, Land Trusts and private property owners to establish ongoing financial, policy and legislative support for the protection and enhancement of all significant natural heritage features and their associated ecological and hydrological functions, within the Environmental Protection Designation of the Natural Heritage System, or the increase of supply of affordable housing in accordance with the policies of this Plan.

c) Mechanisms to secure lands within the Environmental Protection Designation of the Natural Heritage System or to facilitate the construction

of affordable housing, may include, but are not limited to, the following property acquisition tools:

i. Land dedications/conveyance;

ii. Voluntary sale and public purchase through funds allocated in the Town's budget;

iii. Land swaps/exchanges;

iv. Donations, gifts, bequests from individuals and/or corporations;

v. Density transfers; and/or

vi. Other appropriate land acquisition methods.

d) It is recognized that the Town may not be able to acquire or secure in public ownership all of the lands that are within the Environmental Protection Designation of the Natural Heritage System. Where lands within the Environmental Protection Designation of the Natural Heritage System are not in public ownership, the Town will work cooperatively with the landowners to protect the identified natural, environmental and cultural heritage features and/or their associated ecological functions on private lands.

e) In instances where the Town may not be able to acquire or secure in public ownership all of the lands that are within the Environmental Protection Designation of the Natural Heritage System, the Town shall consider the following stewardship techniques to ensure the appropriate level of protection for the significant natural heritage features and their associated functions:

i. Municipal land use controls including zoning;

ii. Information and education programs;

iii. Stewardship agreements;

iv. Charitable tax receipts;

v. Conservation easements; and/or

vi. Any other appropriate agreements with the landowners.

f) The Town may establish a Land Securement Fund to be used to contribute to the costs of acquisitions for specific properties that are within the Environmental Protection Designation of the Natural Heritage System and/or that are deemed suitable for the provision of affordable housing.

g) The Town may provide an annual budget allocation for a Land Securement Fund and may authorize staff to pursue funding partners and other funding opportunities to achieve the vision for the lands for the purposes of implementing this Plan.

7.1.10 Municipal Finance

7.1.10.1 Fiscal Responsibility

a) The implementation of this Plan must be fiscally responsible, by ensuring that the required capital expenditures to provide services for development and infrastructure improvements are paid for in an equitable and appropriate manner. The Town will strive to maintain financial sustainability and integrity by managing its financial resources and by undertaking development in a fiscally responsible manner.

b) Future development will be monitored to ensure that a balance is maintained between demands for service and the overall fiscal capacity of the Town.

c) Where possible, the Town will use financial mechanisms available to it under any legislative authority, including the *Municipal Act*, *Development Charges Act*, *Planning Act* and any other applicable legislation, for the purposes of land use planning and the provision of municipal servicing infrastructure and community benefits.

d) The Town may request a Municipal Financial Impact Assessment from the owner/applicant of any development application. The terms of reference of such a study will be determined by the Town. The Assessment will be prepared, and may be peer reviewed at the owner/applicant's expense. Development applications or proposals may be refused or deferred on the basis of financial impact and burden on the Town, if suitable mitigation measures are not available.

7.1.10.2 Capital Works Program and Budget

a) It is the intent of this Plan that, wherever possible, the Town, on the basis of the policies contained within this Plan, establish a staged program for the implementation of community facility-related works, municipal service infrastructure, public works and/or any other municipally-driven projects within the Town. A five-year capital improvement program should be developed to systematically implement it. This program should be reviewed annually as part of the capital budget procedure.

b) The Town will undertake capital works programs, in accordance with the approved capital budget, to provide the municipal services and infrastructure necessary for Strategic Growth Areas and new growth.

7.1.11 Public Meetings and Notification

a) In order to adequately inform the general public as to the policies and proposals contained herein, the Town shall, upon receiving approval of this Plan, reproduce this Plan and make it available to the general public.

b) The Town recognizes that public consultation is a key component of many planning processes. The policies of this Plan seek to support opportunities for public participation, while balancing the need to process development applications within the timelines prescribed by the *Planning Act*.

c) The Town further recognizes that undertaking early engagement with Indigenous communities and coordinating on land use planning matters facilitates knowledge-sharing, supports consideration of Indigenous interests in land use decision-making and the identification of potential impacts of decisions on the exercise of Aboriginal or treaty rights,.

d) The *Planning Act* contains provisions regarding public meetings, notification requirements, and processing timelines for the consideration of development applications. The Town will follow the public notification procedures and regulations on planning matters in accordance with the provisions of the *Planning Act*, and inunder some instances, the Town may exceed these requirements as deemed appropriate and as outlined in this Section.

e) The Town may use the provisions for public meetings and notifications outlined in this Section, to allow for enhanced consultation during the early review process and not rely solely on the notice of public meeting as outlined in the *Planning Act*. This will foster communication and education of issues to people and groups early in the decision-making process.

f) The Town may use a variety of communication methods to seek input on planning matters or to provide information to the general public. Depending on the issues, and in accordance with the *Planning Act*, the Town shall choose the most appropriate method of communication, which may include but is not limited to any or all of the following:

   i. Direct mail-outs, including post and/or e-mail;

   ii. Public notice signs;

   iii. Surveys, electronic or mail-out;

   iv. Public Open Houses;

   v. Statutory Public meetings; and/or

vi. Town website, social media or other online engagement platforms.

g) In addition to the methods identified in this Section, the Town may use the following mechanisms to promote public participation in the planning process by:

i. Requiring the proponent to post one or more signs, clearly visible to the general public, on properties undergoing a planning approval process; and,

ii. Any other means deemed appropriate by the Town.

h) In order to adequately inform the public and to obtain their views prior to consideration of major development proposals, Town shall have the option of requiring that a Public Open House be advertised and held. The Public Open House may be held a minimum of 7 days prior to the Statutory Public Meeting. The purpose of the Public Open House is to present the planning application and to obtain preliminary comments from those who may be affected by the application. Applicants and/or their agents are encouraged to attend.

i) Where a Statutory Public Meeting is required for a planning application, the Town shall follow the notification requirements pursuant to the *Planning Act*.

j) A Statutory Public Meeting under the *Planning Act* shall not be required for minor administrative or technical amendments to this Plan.

k) Regulations to the *Planning Act*, require applicants to provide as part of a complete application to the approval authority, a strategy for consulting with the public. The Town requires that as a minimum the *Planning Act* requirements and generally two (2) additional public consultation methods be used as part of an applicant-developed public consultation strategy, depending on the scale and type of the proposal where the Town is the approval authority. Provincial or County of Simcoe strategy requirements must also be included in the submission to the Town where the Town is not the approval authority.

l) A public consultation strategy required by sub-section j) is to include at minimum a summary of the following elements:

i. The scope and objectives of consultation;

ii. The methodology to be used;

iii. How public comments will be considered;

iv. An outline of how the results will be reviewed and documented; and

v. A communication plan (if required).

m) The Town may develop more detailed public consultation strategy guidelines to implement the policies in this Plan.

7.1.12 Development Applications

7.1.12.1 Pre-Consultation

a) Where permitted by legislation, formal pre-consultation with the Town and relevant commenting agencies shall be required prior to the submission of any development application required under the *Planning Act*, in accordance with the Town's Pre-Consultation By-law. Where pre-consultation is voluntary, it is strongly recommended by the Town to ensure quality submissions and facilitate a timely review of the application. The person or public body requesting approval shall submit a pre-consultation package clearly outlining the proposal and any technical work completed or proposed for review by the Town and relevant agencies.

b) The purpose of pre-consultation is to review a draft development proposal for the lands affected by the proposed application(s), and identify the need for, and the scope of, other information and materials considered necessary by the Town and other affected agencies to allow for a comprehensive assessment of complete development application(s).

c) The Town may waive or advise that pre-consultation is of limited benefit where the Town has identified that due to the nature of the proposal, the need for and scope of required information and materials can be determined without formal pre-consultation.

d) Development applications submitted to the Town prior to the formal pre-consultation meeting shall be considered incomplete and returned to the applicant, unless pre-consultation is not required by by-law or legislation, or is waived.

e) Pre-consultation may involve two stages:

i. Identifying a preliminary list of required plans, studies, information and material to be submitted with a complete application, including fees or approvals from other agencies as may be required; and

ii. An initial evaluation of supporting documents to determine conformity to the Towns plans, policies, standards, and guidelines, potentially including preliminary peer reviews. Additional or amended supporting documents may be determined necessary prior to formal application submission.

7.1.12.2 Complete Application Requirements

a) The Town shall determine the information and materials necessary for submission with the application based on the nature of the proposal and generally in accordance with the list of Studies identified in this Plan. Applicants are strongly recommended to submit a pre-consultation package for review by the Town to assist in determining complete development application requirements and to facilitate a timely review of the application.

b) Any or all of the information outlined in this Section may be requested from applicants to ensure that all relevant and required information pertaining to a development application is available at the time of submission, enabling the Town to make informed decisions within the time periods prescribed by the *Planning Act*.

c) Any information provided in support of an application for development submitted under the *Planning Act* is considered public, and is available for public review.

d) For planning applications to be deemed complete, the following mandatory items shall be submitted to the Town, and shall be carried out to the satisfaction of the Town.

   i. Application Form;

   ii. Covering Letter;

   iii. Materials required by legislation/regulation;

   iv. Supporting documentation as required by the Town and applicable agencies; and

   v. Required Fees and deposits, including a signed contingency deposit agreement where applicable.

e) Where formal pre-consultation with the Town and applicable agencies is undertaken, the applicant should submit the Record of Pre-consultation, including a comment-response matrix to assist in determining complete development application requirements;

f) The Town may deem an application incomplete unless:

   i. Comments or pre-approval and documents from or required by the following agencies are provided;

      > Federal and/or Provincial Ministries or bodies;

      > County of Simcoe and/or neighbouring municipalities;

> Indigenous Nations;

> Conservation Authorities;

> Utility providers;

> Emergency service providers;

> Any other agency with jurisdiction;

ii. In the case of a Site Plan Application any required Zoning By-law Amendment is approved and in full force and effect;

iii. In the case of a Draft Plan of Subdivision or Condominium Description application, any required Official Plan Amendment is approved and in full force and effect and any required Zoning By-law Amendment is either approved and in full force and effect or has been applied for concurrently with the Draft Plan of Subdivision or Condominium Description application;

iv. All confirmations, clearances, permits, peer reviews, materials and information required by the Town during a pre-consultation has been submitted to the Town's satisfaction; and

v. Lands for parkland dedication, if applicable, have been identified.

g) The Town may require the submission of any number of reports or studies, including those listed in **Table 2** below**: Required Studies** or otherwise permitted under the Planning Act.**Table 2: Required Studies**

- Active Transportation Report - Affordable Housing Report - Agricultural Impact Assessment - Air Quality Study - Area Management Plan for Stormwater - Archaeological Assessment - Secondary Plan - Building Details (including elevations, colours, materials) - Building Matrix - Carbon Emissions Assessment - Consultation Strategy - CPTED Report (Crime Prevention Through Environmental Design) - Contamination Management Plan and Remediation Strategy - Cultural Heritage Report - D4 Landfill Study - Employment Land Needs Assessment - Engineer's Report (Building Condition) - Environmental Impact/Natural Heritage Study - Economic Cost/Benefit Analysis - Electrical Economic Evaluation Plan - Environmental Site Assessment - Erosion Hazard/Sediment Control Plan - Fire Safety Plan - Fisheries Impact Study - Floodplain Analysis - Flooding, Erosion and Slope Stability Study	- Heritage Conservation Plan - Growth Management Analysis - Height Survey of Adjacent Buildings - Heritage Impact Assessment - Hydrogeology/Hydrology Study - Illumination Plan - Infrastructure Servicing Study - Land Assembly Documents - Land Use Compatibility Study - Landfill Impact Study - Landscape Plan - Marina or Coastal Engineering Study - Master Drainage Plan - Master Fire Plan - Master Servicing Study/Servicing Options Report - Mineral Aggregate Resource Analysis - Municipal Financial Impact Assessment - Natural Hazard Study - Needs/Justification Assessment - Neighbourhood Design Plan - Neighbourhood Traffic Calming Options Report - Noise and/or Vibration Study - Odour, Dust Nuisance Assessment and Mitigation Report - Park Concept Plan - Parking Study - Peer Review Studies - Pest Control Plan	- Rental Housing Conversion Study Residential Land Needs Assessment - Restoration Plan - Restricted Land Use Declaration Form - Sensitive Land Use Report - Servicing Plan - Shoreline Study - Sun/Shadow and/or Wind Analysis - Site Plan/proposed Draft Plan of Subdivision and/or Condominium - Slope Stability Report - Soil Report - Spray Analysis - Golf Courses - Statement of conformity with Minimum Distance Separation Formula - Stormwater Management Report/Plan - Street Parking Study - Survey (completed within the last five years preceding the application submission date) - Sub-Watershed Plan - Sustainability Assessment - Traffic/Transportation Impact Study - Transportation Design Study - Tree Inventory and/or Tree Preservation Study - Top-of-Bank Demarcation - Urban Design Report including Architecture and Streetscape Design - Wellhead Protection Area - Risk Assessment Report - Wind Analysis - Written Notice from the Risk Management Official – as required under

- Fluvial Geomorphology Analysis - Functional Servicing Report/Servicing Options Report - Geotechnical/Soil Stability Report - Grading Plan (Cut and Fill Plan)	- Phase I Environmental Site Assessment - Phase II Environmental Site Assessment - Phasing Plan - Planning Report - Public Consultation Strategy - Record of Site Condition - Recreation Needs Study	Section 59 of the *Clean Waters Act.*

h) The Town may develop terms of references, guidelines, and/or standards to provide direction on the circumstances where certain supporting documentation will be required if not stipulated by this Plan and/or the content of the documents.

i) The Town may develop performance checklists or indices to assist with evaluating the merits of development applications in the context of the policies in this Plan addressing such matters as but not limited to healthy development, sustainability, climate change resiliency, green development, and urban design.

j) All Information, supporting studies and materials prepared in accordance with the policies of this Plan shall be subject to the following requirements to be deemed complete:

i. All information, studies and materials required by the Town shall be prepared by an appropriately designated qualified professional, in accordance with applicable legislation, to the satisfaction of the Town, retained by, and at the sole expense of the applicant;

ii. The applicant may be required to submit any other supporting information, studies and materials identified by the Town and/or other agencies during a formal pre-consultation process for the application to be deemed complete;

iii. The Town may request or conduct a peer review of any information, studies and materials submitted where the Town:

> Lacks the appropriate expertise and/or internal resources to review such information, studies and materials; and/or

> Is not satisfied with the extent and quality of the work submitted by the applicant.

Such peer review shall be completed by an appropriate agency or professional consultant retained by the Town, at the applicant's expense. Where a peer review is requested by the Town, the application may not be deemed complete until:

> The peer review study has been submitted to the Town, and the Town is fully satisfied with the extent and quality of the work, including any requirements for additional or supplementary work identified through the peer review process; and

> The Town has been fully reimbursed by the applicant for the cost of the peer review study.

k) Incomplete applications submitted to the Town will not be accepted and shall be returned to the applicant. The Town may deem an application to be incomplete and refuse all information, supporting documents and materials, submitted as part of a complete application(s) if it considers the quality of the submission unsatisfactory.

7.2 Interpretation

7.2.1 Definitions

a) This Plan includes a number of words or phrases that require a common understanding of their meaning:

i. The term “conform with” or “conform to” when used in this Plan means to be in
accordance with, and to implement the vision, community priorities and policies of this Plan, to the satisfaction of the Town;

ii. The term “consistent with” when used in this Plan means to be compatible or in general agreement with the vision, community priorities and policies of this Plan. The
“consistent with” test permits interpretation of this Plan or the documents referenced in this Plan, as applicable, where conformity may not be required, but where there is a reasonable justification for not achieving conformity, to the satisfaction of the Town;

iii. The use of the words “shall”, “will”, or “must”, when used in connection with an action by the Town are not to be interpreted as the Town's requirement to undertake actions immediately or as a commitment on the part of the Town to take action within a specified timeframe;

iv. The use of the words “shall”, “will”, or “must”, when used in connection with a requirement for development applications, is a mandatory policy or requirement of this Plan;

v. The use of the words "should" or “may” when used in this Plan means something that ought to be done. It is however, a discretionary, not a mandatory policy or requirement of this Plan;

vi. The term “encourage” when used in this Plan means to give support to, or give favorable consideration to a matter or thing;

vii. The term “enhance” when used in this Plan means to complement and improve the physical, functional, aesthetic or intrinsic value of the natural environment, neighbourhood, place, area, building, structure or facility;

viii. The term ”target” when used in this Plan means a goal to be achieved, or a specific desired outcome that supports the achievement of an objective; and

ix. If the Town enacts a Community Planning Permit System (CPPS), the terms “Zoning By-law” and “Site Plan Control” shall be interchangeable with the term “CPPS” where applicable.

b) For the purpose of interpreting this Plan, the definitions in the *Planning Act*, the *Ontario Heritage Act*, the Provincial Policy Statement and/or Planning Statement, the Growth Plan for the Greater Golden Horseshoe and other applicable Provincial legislation, plans and guidelines shall apply. In all other instances, terms shall be defined in accordance with their common usage and, if necessary, reference to the Canadian Oxford Dictionary.

7.2.2 Land Use Boundaries and Roads

a) The location of boundaries and symbols, including land use designations shown on the Schedules to this Plan, are intended to indicate the general location, except where they coincide with highways, roads, railways, watercourses or other bodies of water, or other clearly recognizable or defined physical features. Future road and active transportation networks shown on the Schedules to this Plan are illustrated in approximate locations only. As such, Amendments to this Plan will not be required in order to make minor adjustments to the approximate land use boundaries, location of roads, or service area boundaries, provided that the general intent of this Plan is preserved. Such minor deviations will not necessarily be reflected on the attached Schedules to this Plan.

b) Where a parcel of land is subject to two or more land use designations, the policies of each designation shall apply to the portion of the lands so designated.

7.2.3 Numeric Standards

a) It is intended that all numeric standards be considered approximate and not absolute. Amendments to this Plan shall not be required for minor variations from the criteria providing the general intent of this Plan is maintained.

7.2.4 Subsequent Legislation/Companion Documents

a) Where a Provincial or Federal Act, regulation or guideline is referred in this Plan, it is intended that such reference be interpreted to include any subsequent legislation, regulation or guideline that may replace the specified Act. Similarly, where reference is made to County or Provincial Ministries or agencies, it is intended that such reference be intended to include any Ministry, agency or government branch who may assume responsibility for a particular policy/regulation currently administered by the referenced organization.

b) Where reference is made to any County or Town Council adopted Master Plan, Strategy, Guidelines Manual, or municipal By-law, or any Appendix to

this Plan, it is intended that such reference be interpreted to include any subsequently revised or updated version, policy, regulation or guideline that may replace the specified companion document, or municipal By-law or any Appendix to this Plan.

7.2.5 Technical Revisions

a) Where an error is discovered in the text or a Schedule such as a typographical, grammatical, spelling, numbering or other similar type of mistake, the error may be corrected without obtaining an amendment to the Official Plan provided that the general intent, purpose and substance of the Official Plan is maintained.

7.2.6 Policy Conflicts

a) In the event of a conflict or inconsistency between the policies of the County Official Plan and this Plan, the policies of the County Official Plan shall prevail as long as it remains in force and effect.

b) In the event of a conflict between the general policies of this Plan and any area specific policies, or the policies of an approved Secondary Plan, the area specific policies or the policies of an approved Secondary Plan shall prevail.

7.2.7 Delegated Authority

a) Where the *Planning Act* or other legislation requires operative official plan policies to facilitate delegated authority for decisions related to land use planning to an officer, employee or agent of the municipality, it shall be a policy of this Plan to support that type of streamlining effort, subject to Council endorsement.